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42 Brackenridge, Carrickfergus, BT38 8FW

- Detached Bungalow
- Bay Fronted Lounge
- Utility Room
- Oil Heating; PVC Double Glazing
- Integral Garage
- Three Bedrooms
- Kitchen With Informal Dining Area
- Fully Tiled Bathroom; White Suite
- Private Driveway
- Gardens To Front, Side and Rear

Offers Over £229,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood double glazed front door with matching side screen. Timber flooring. Access to roof space. Access to cloakroom.

LOUNGE 18'0" x 14'5" (wps)

Box bay window to front elevation. Focal point fireplace. Timber flooring.

KITCHEN WITH INFORMAL DINING AREA 15'8" x 9'10"

Fitted kitchen with range of high and low level storage units with contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven and dishwasher. Space for under counter fridge. Fitted breakfast bar unit. Splashback tiling to walls. Tiled floor.







UTILITY ROOM 9'8" x 4'11"

Fitted low level storage units with woodblock effect melamine worktop. Stainless steel sink unit. Plumbed and space for washing machine. Splashback tiling to walls. Tiled floor. Access to integral garage. Hardwood double glazed door leading to rear garden.

BEDROOM 1 13'0"x 11'7" (wps)

Fitted wardrobes with sliding doors. Timber flooring.

BEDROOM 2 10'0" x 9'10"

Timber flooring.

BEDROOM 3 9'1" x 9'1"

Timber flooring. PVC double glazed French doors leading to rear garden.

FULLY TILED BATHROOM

White, three piece suite comprising panelled bath, separate shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator. Access to shelved hot press.

EXTERNAL

Front and side garden finished in lawn and range of plants, trees and shrubs.
Generous sized private driveway finished in tarmac.
Entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in lawn, paved patio area, brick paviour and range of plants, trees and shrubbery.
Outside tap.
PVC oil storage tank.

INTEGRAL GARAGE 14'2" x 9'10"

PVC coated, roller, shutter door. Separate service door to utility room. Power, light and oil fired central heating boiler. Access to roof space.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.





These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.



Spacious, three bedroom/one+ reception, detached bungalow, occupying a generous sized corner plot within the well sought Brackenridge development, Belfast Road, Carrickfergus.

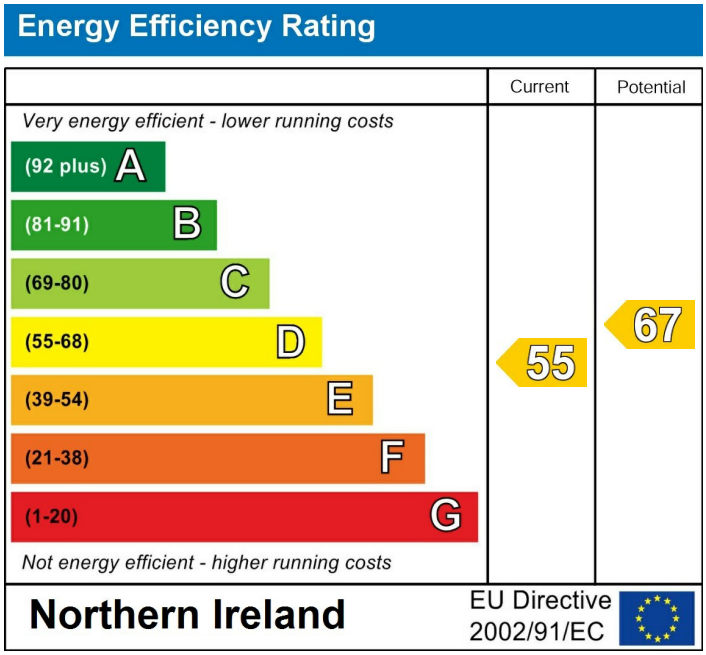
The property comprises entrance hall, lounge, kitchen with informal dining area, utility room, three bedrooms, and fully tiled bathroom with white three piece suite.

Externally, the property enjoys private driveway, integral garage, and gardens to front, side and rear.

Other attributes include oil heating, PVC double glazing, and convenient location.

Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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