



## 8 Bradford Gardens, Carrickfergus, BT38 9EH

- Well Presented, Spacious, Detached Bungalow
- Bay-Fronted Lounge
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Gardens Front and Rear
- Four Bedrooms
- Kitchen Through Dining Room
- Family Bathroom; Four Piece Suite
- Private Driveway; Integral Garage
- Well Sought After Development

Offers Over £285,000

EPC Rating E





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screens. Wood laminate floor covering. Access to cloakroom, hot press and roof space.

#### LOUNGE 19'7" x 15'8" (wps)

Bow bay window to front elevation. Gas fire in stone clad fireplace with tiled hearth.

#### KITCHEN THROUGH DINING ROOM 26'5" x 10'11"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with extractor hood over. Integrated oven and dishwasher. Splashback tiling to walls. Wood laminate floor covering. Dual aspect windows.





### UTILITY ROOM 10'1" x 6'6"

Range of fitted high and low level storage units with contrasting wood grain effect melamine work top. Plumbed and space for washing machine. Space for tumble dryer. Wood laminate floor covering. Access to integral garage.

### REAR HALL

Tiled floor. PVC double glazed door leading to rear garden.

### FURNISHED CLOAKROOM

Two piece suite comprising pedestal wash hand basin and WC. Half tiling to walls. Tiled floor.

### BEDROOM 1 17'3" x 10'5"

Comprehensive range of fitted wardrobes and storage units.

### BEDROOM 2 10'9" x 10'5" (wps)

Range of fitted wardrobes and storage units.

### BEDROOM 3 10'1" x 9'1"

Aluminium frame, double glazed sliding patio door to rear garden.

### BEDROOM 4 9'1" x 7'10"

### FULLY TILED BATHROOM

Four piece suite comprising panelled corner bath, separate shower enclosure, pedestal wash hand basin and WC. Electric shower.

### EXTERNAL

Generous sized private driveway finished in brick pavior.

Front garden finished in lawn and range of trees.

Tiled entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Rear garden finished in lawn, paved patio areas and range of plants, trees and shrubbery.

Outside tap.

PVC oil storage tank.

### INTEGRAL GARAGE 16'7" x 10'1"

Up and over door. Separate service door to utility room. Power, light, oil fired central heating boiler and access to partially floored roof space via slingsby style ladder.

### 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.





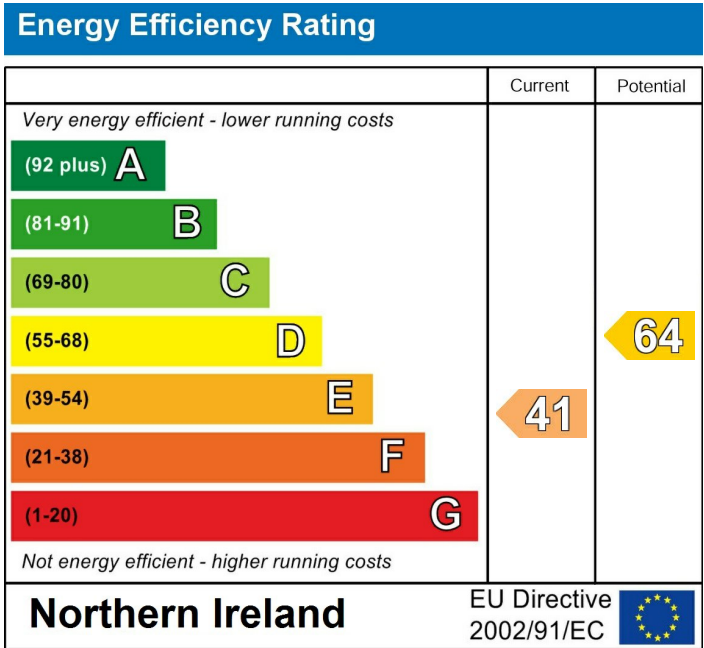
**Well presented, four bedroom, detached bungalow with integral garage, occupying a cul-de-sac position within the popular, established housing development, situated off Marshallstown Road, Carrickfergus.**

**The property comprises entrance hall, bay-fronted lounge, kitchen through dining room, utility room, furnished cloakroom, four well-proportioned bedrooms, and family bathroom with four piece suite.**

**Externally, the property enjoys private driveway, finished in brick pavior, integral garage, and gardens front and rear, finished mainly in lawn, patio area, and range of plants, trees and shrubbery.**

**Other attributes include oil heating and PVC double glazing.**

**Early interest recommended.**



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

**INVESTORS IN PEOPLE**  
We invest in people Gold

**PRS** Property Redress Scheme

Proudly sponsoring

Northern Ireland Children's Hospice

Awards

**Telegraph**  
**PROPERTY AWARDS 2018**  
in partnership with

**Telegraph**  
**PROPERTY AWARDS 2019**  
in partnership with

**Shortlisted**  
**TheNegotiator Awards 2018**

**Shortlisted**  
**TheNegotiator Awards 2019**

**THE INVESTORS IN PEOPLE**  
**AWARDS 2019**  
Finalist

**TheNegotiator**  
**Regional Agency of the Year Northern Ireland**  
**GOLD**

**WE ARE MACMILLAN.**  
CANCER SUPPORT