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46 Victoria Road, Carrickfergus, BT38 7JJ

- Refurbished End Terrace Property
- Lounge; Separate Dining Room
- Bathroom; White Three Piece Suite
- Private Driveway
- Large Rear Garden
- Two Well-Proportioned Bedrooms
- Modern Fitted Kitchen; Utility Room
- Gas Heating; PVC Double Glazing
- Detached Workshop/Store
- Ideal First Time Buy / Buy To Let

Offers Over £114,950

EPC Rating D





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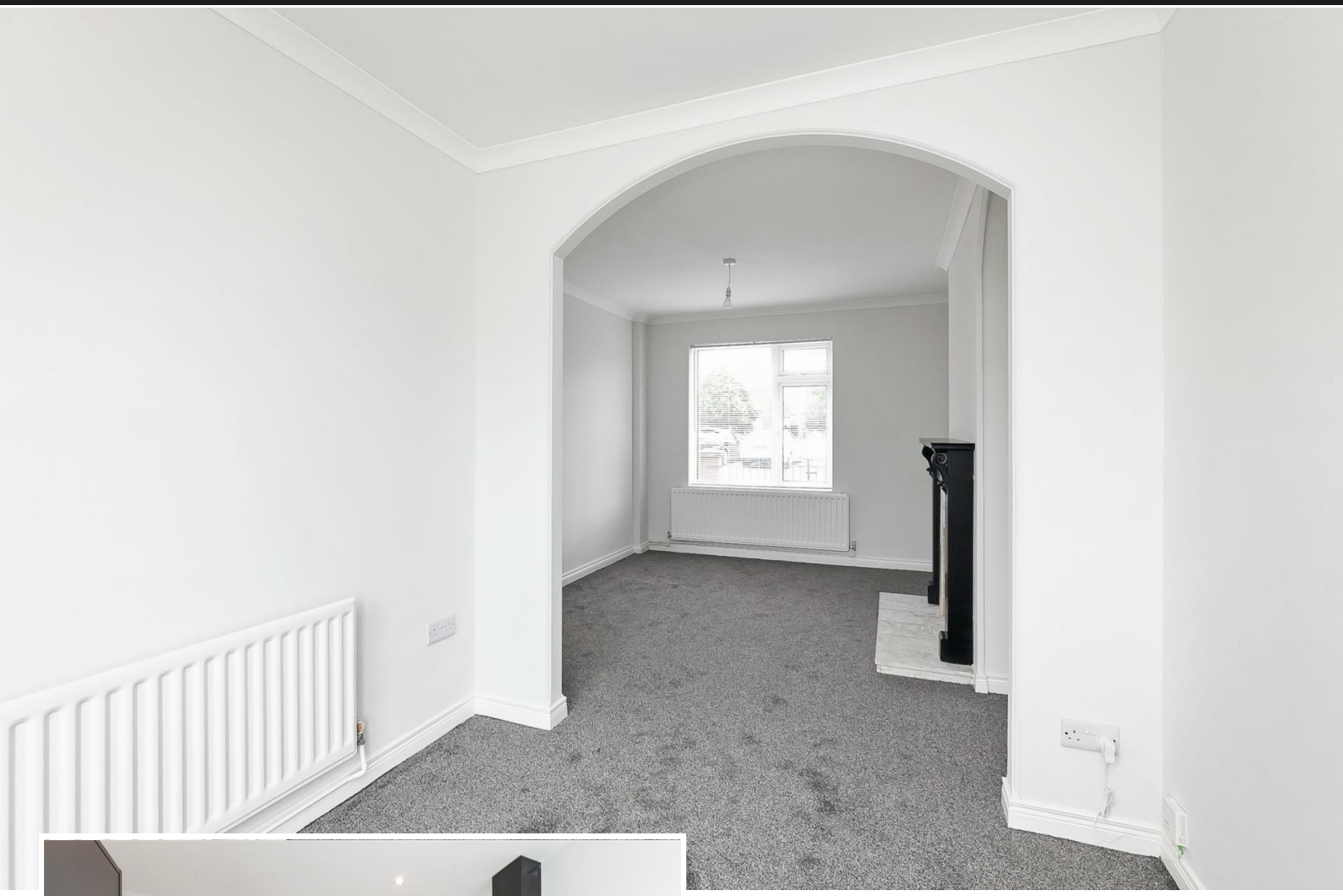




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Stairwell to first floor. Access to under stairs store.

LOUNGE 11'10" x 10'8" (wps)

Focal point fireplace with marble hearth and timber surround. Open arch leading to:

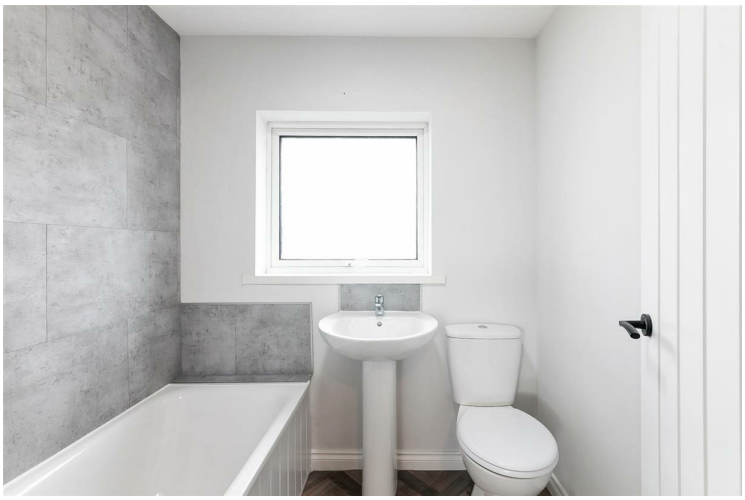
DINING ROOM 8'1" x 8'1"

KITCHEN 9'3" x 8'5" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Colour coded sink unit with draining bay. Integrated, ceramic hob with glass splashback and extractor hood over. Integrated oven. Upstands to walls to match work surface. Access to built in store. Open arch leading to:







UTILITY ROOM 9'3" x 5'2"

Range of fitted storage units and work surface to match kitchen. Plumbed and space for automatic washing machine. Space for tumble dryer. Gas fired central heating boiler (housed within matching unit). Upstands to walls to match work surface. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 14'4" x 10'10" (wps)

Feature window to front elevation. Fitted wardrobes in mirror panelled sliding doors. Separate built in wardrobe. Separate built in store.

BEDROOM 2 11'5" x 8'7"

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Towel radiator. Tile effect panelling to walls.

EXTERNAL

Double gates leading to private driveway area, finished in concrete.
Tiled entrance canopy.
External lighting.
PVC soffits, fascia and rainwater goods.
Rear garden finished in lawn, artificial grass and tree bark.
Outside tap.

DETACHED STORE 9'10" x 8'2" (approx)

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.







Refurbished, end terrace property, with generous sized private driveway and large rear garden, conveniently located off the Victoria Road, Carrickfergus.

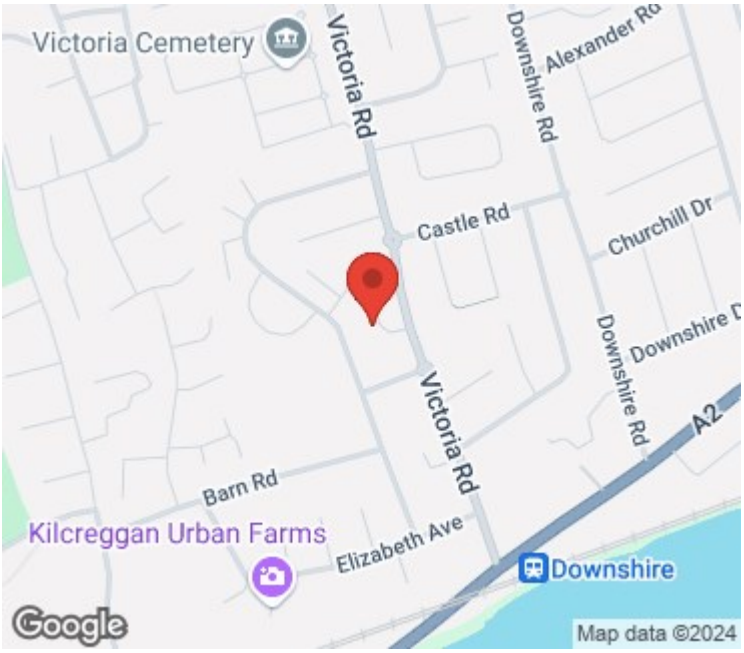
The property comprises entrance hall, lounge, dining room, kitchen, utility room, two well-proportioned bedrooms, and bathroom with white three piece suite.

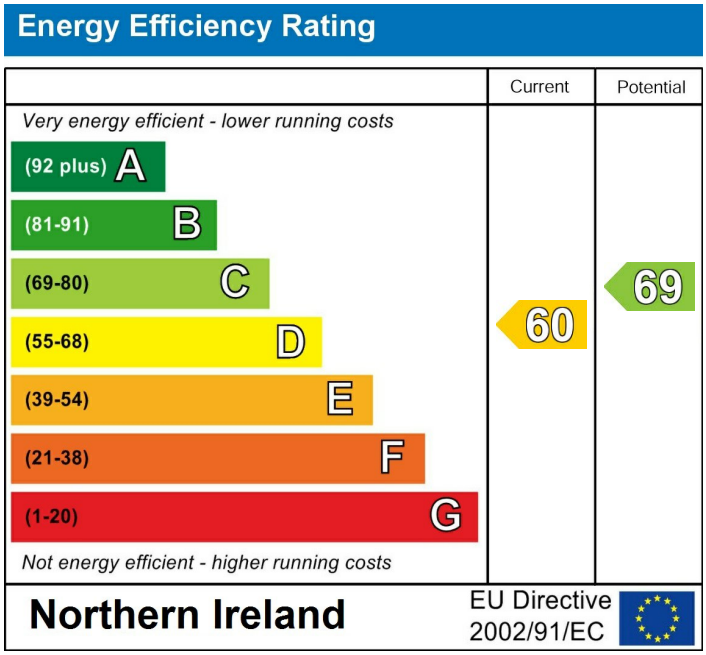
Externally, the property enjoys private driveway, detached workshop/store, and rear garden finished in lawn, artificial grass and tree bark.

Other attributes include gas fired central heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

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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