

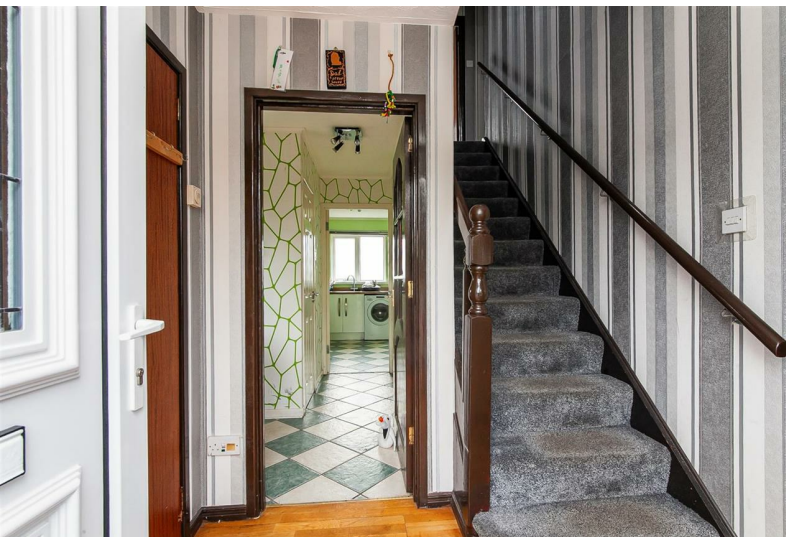


36 Victoria Rise, Carrickfergus, BT38 7UR

- Semi Detached Home
- Lounge; Dining Room; Conservatory
- Shower Room; Furnished Cloakroom
- PVC Double Glazing
- Low Maintenance Rear Garden
- Three Well-Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating
- Generous Sized Private Driveway
- Convenient Location

Offers Over £179,950

EPC Rating C



36 Victoria Rise, Carrickfergus, BT38 7UR



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Timber flooring. Stairwell to first floor. Built in cloakroom with gas fired central heating boiler. Glass panelled doors to lounge and rear hall.

LOUNGE 15'10" x 11'8" (wps)

Bay window to front elevation. Cast iron fireplace with tiled inset, slate hearth and carved mahogany surround. Timber flooring. Glass panelled French doors leading to:

DINING ROOM 10'9" x 10'2"

Timber flooring. Glass panelled door leading to kitchen. Aluminium framed, double glazed, sliding patio door leading to:

CONSERVATORY 9'10" x 9'10" (wps)

In PVC double glazed frame with matching French doors to rear garden. Tiled floor. View towards Belfast Lough.



KITCHEN 10'2" x 10'1"

Modern fitted, white, high gloss 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, touch screen, ceramic hob with glass splashback and stainless steel extractor hood over. Integrated oven. Plumbed and space for dishwasher and washing machine. Upstands to walls to match work surface. Tiled floor. PVC double glazed door leading to rear garden. View towards Belfast Lough. Glass panelled door leading to:

REAR HALL

Tiled floor. Access to under stairs store.

FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC. Fully panelled walls. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 13'8" x 11'7" (wps)

BEDROOM 2 10'8" x 8'10"

View towards Belfast Lough. Wood laminate floor covering.

BEDROOM 3 10'1" x 8'10"

View towards Belfast Lough. Wood laminate floor covering.

SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Fully panelled walls. Chrome towel radiator. Tiled floor.

EXTERNAL

Generous sized private driveway area finished in tarmac.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in paved patio areas, decorative stone and tarmac.

Double gates from driveway leading to further driveway area finished in tarmac.

Outside hot and cold taps.

External power points.

View towards Belfast Lough.

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.





Well presented, three bedroom/two+ reception, semi detached home with conservatory extension, conveniently situated within the popular Victoria Rise development, Prince Andrew Way, Carrickfergus.

The property comprises entrance hall, lounge, dining room, conservatory, kitchen, rear hall, furnished cloakroom, three well-proportioned bedrooms, and shower room, with white three piece suite.

Externally, the property enjoys generous sized private driveway, and fully enclosed, low maintenance rear garden.

Other attributes include gas heating and PVC double glazing.

Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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