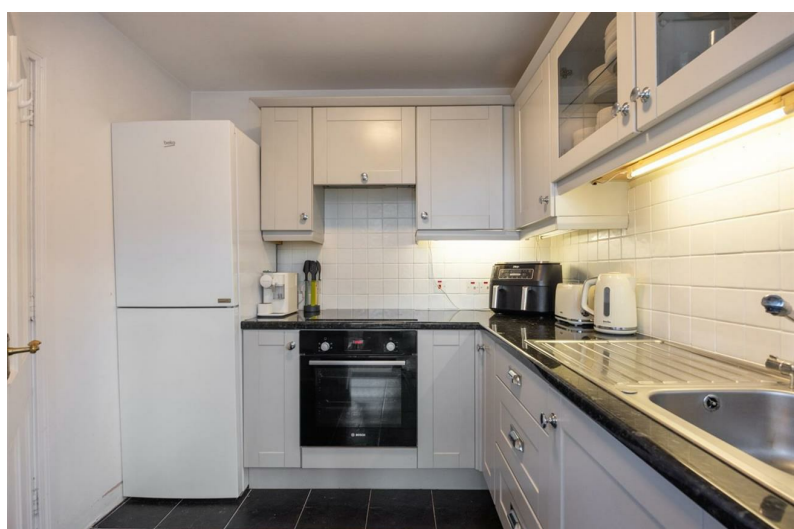




18 North Lodge Court, Carrickfergus, BT38 7TH

- End Town House Property
- Wood Burning Stove To Lounge
- Bathroom; White Four Piece Suite
- Generous, Communal Parking Area
- Convenient Location
- Three Bedroom; Two Reception
- Separate Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Low Maintenance, Fully Enclosed Garden
- Ideal First Time Buy/Buy To Let

Offers Over **£149,950**
EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door. Tiled floor.

LOUNGE 17'5" x 13'6" (wps)

Cast iron, wood burning stove on slate hearth. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store. Open arch leading to:

DINING ROOM 9'1" x 8'11"

Wood laminate floor covering.



KITCHEN 8'10" x 7'10"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, touch screen, induction hob, with extractor hood over. Integrated, Bosch oven. Space for fridge freezer. Plumbed and space for washing machine. Gas fired central heating boiler. Twin glass fronted display cabinets. Splashback tiling to walls. Tiled floor. Hardwood, double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12'7" x 8'11"

BEDROOM 2 10'4" x 10'4"

Built in wardrobe.

BEDROOM 3 9'1" x 7'10" (wps)

Built in shelved store.

BATHROOM

White, four piece suite comprising panelled bath, separate, panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Part tiling to walls. Tiled floor.

EXTERNAL

Generous amount of communal parking area to front.

External lighting.

Fully enclosed, low maintenance, paved rear garden.

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, end town house property, situated within a select, mews style development off Prince Andrew Way, Carrickfergus.

The property comprises entrance hall, lounge with wood burning stove, separate dining room, modern fitted kitchen, three well proportioned bedrooms, and bathroom, with white four piece suite.


Externally, the property enjoys generous communal parking area to front, and fully enclosed, low maintenance garden to rear.

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

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended to avoid disappointment.



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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