COLIN GRAHAM RESIDENTIAL

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6 Piers Park, Carrickfergus, BT38 8DE

- Refurbished Terrace Property
- Lounge
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Convenient Location
- Three Bedrooms
- Kitchen Through Dining Room
- Bathroom; White Suite
- Fully Enclosed Gardens
- Ideal First Time Buy / Buy To Let

Offers Over £124,950

EPC Rating





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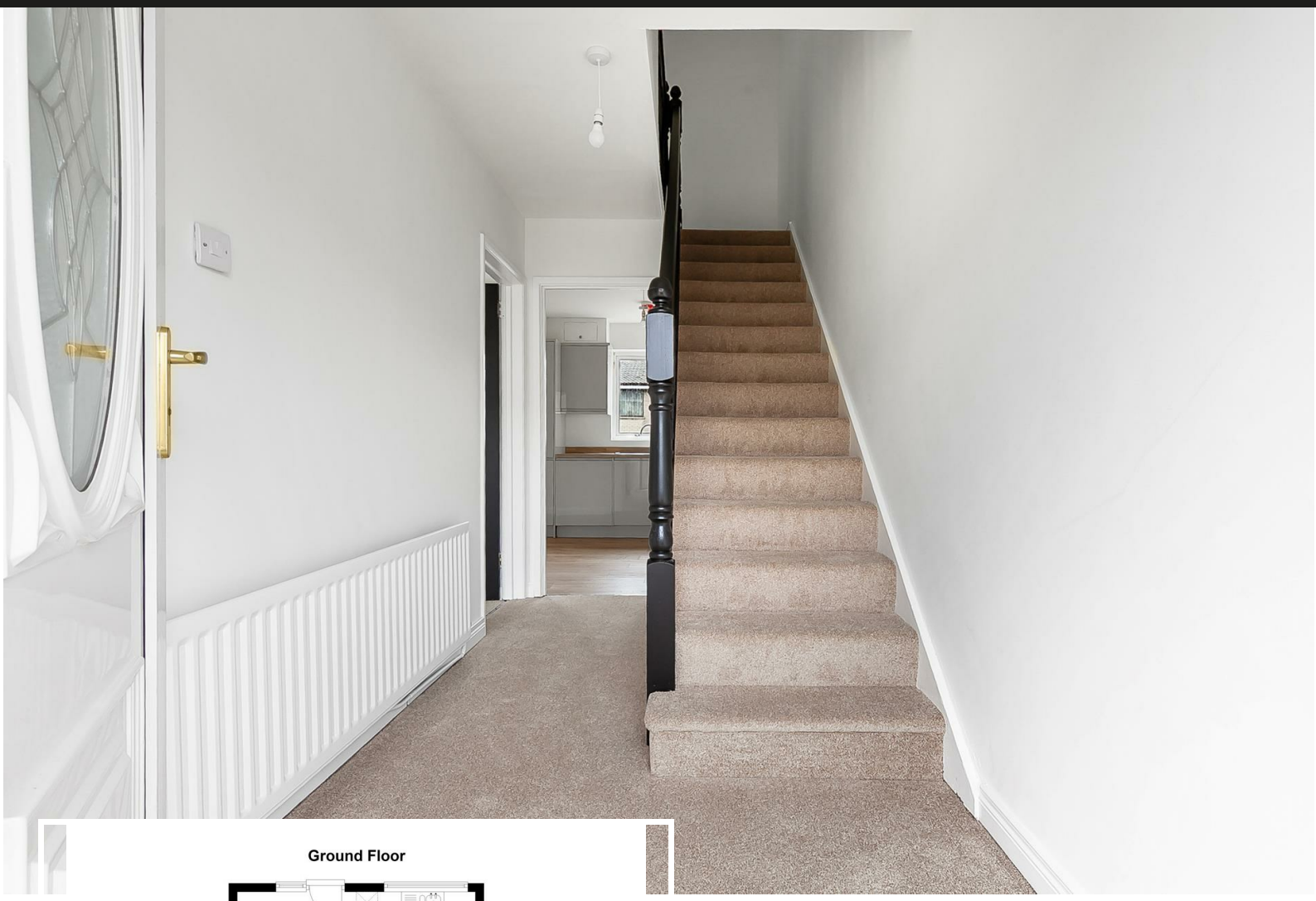
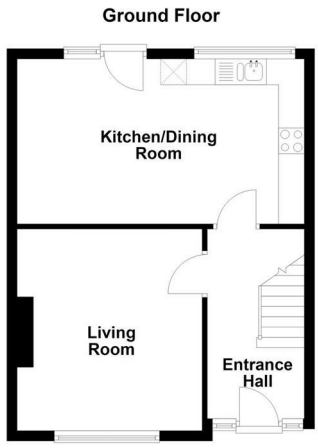




6 Piers Park. Carrickfergus

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

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

LOUNGE 12'10" x 11'10"

KITCHEN THROUGH DINING ROOM 18'4" x 10'7"

Modern fitted, high gloss kitchen with range of high and low level storage units with contrasting woodblock effect melamine worktop. Colour coded 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with glass splashback and extractor hood over. Integrated oven. Space for integrated fridge freezer and washing machine. Upstands to walls to match worktop. Wood laminate floor covering. PVC double glazed door leading to rear garden.

FIRST FLOOR



LANDING

Access to roof space.

BEDROOM 1 11'11" x 10'6"

BEDROOM 2 9'6" x 7'4" (wps)

Built in wardrobe/store.

BEDROOM 3 9'4" x 8'7" (wps)

Built in wardrove/store. Separate built in store with gas fired central heating boiler.

BATHROOM

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

EXTERNAL

Front garden finished in lawn and decorative stone.
Entrance porch.
Fully enclosed low maintenance rear garden finished in concrete and paving.
Twin garden stores.
Outside tap.
External lighting.



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

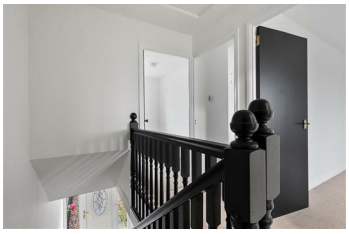
As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in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







Immaculately presented, refurbished, three bedroom mid terrace property, conveniently situated off Belfast Road, Carrickfergus.

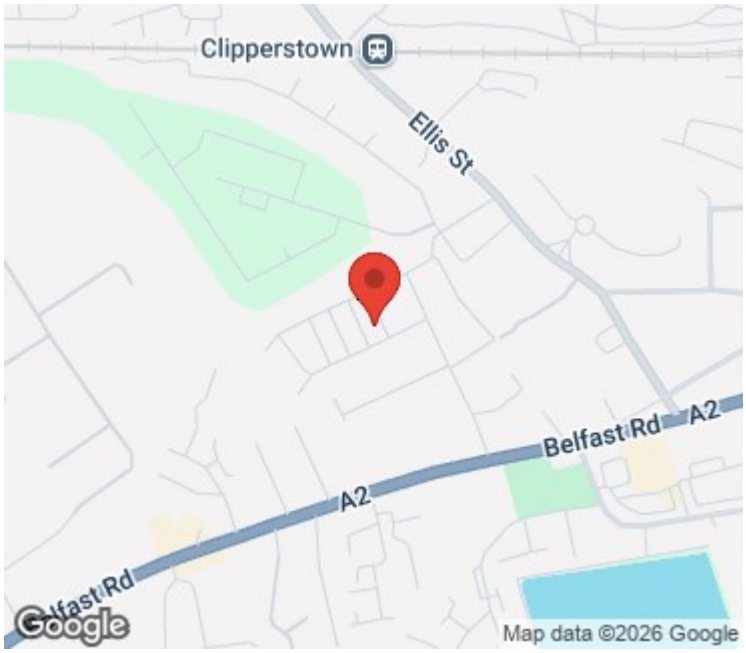
The property comprises entrance hall, lounge, kitchen through dining room, modern fitted high gloss kitchen, three bedrooms, and bathroom, with contemporary, white, three piece suite.

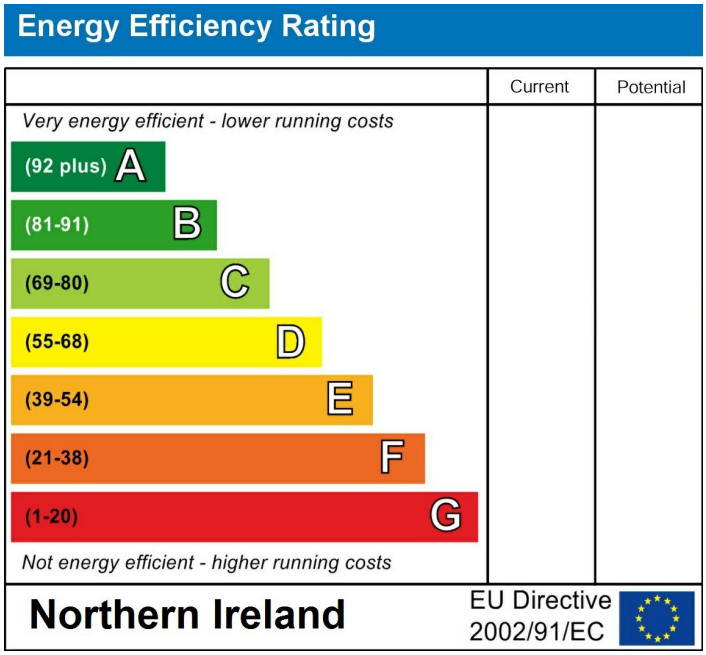
Externally, the property enjoys fully enclosed gardens front and rear.

Other attributes include gas heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

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

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