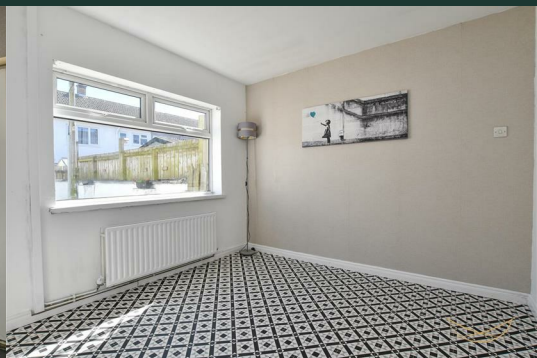




27 The Birches
Carrickfergus, BT38 8HF



Offers over £99,950



27 The Birches presents an excellent opportunity for first-time buyers and investors alike to acquire a well-presented end-terrace property in a convenient and established residential area of Carrickfergus. Situated just off Oakwood Road, the property enjoys close proximity to local shops, amenities and is within the catchment area for highly regarded local schools.

Internally, the home offers a bright and spacious bay-fronted lounge with feature fireplace, separate dining room, a fitted kitchen, three well-proportioned bedrooms and a modern white bathroom suite. Externally, the enclosed rear garden has been designed for low-maintenance living and features a seating area, artificial grass and a useful outbuilding, making it an ideal space for relaxing or entertaining. Combining practicality, comfort and convenience, this attractive home is perfectly suited to modern day living.

HALLWAY 12'7 x 6'9 (3.84m x 2.06m)
uPVC front door with feature glazed insets and side panels. Laminate wood effect flooring.

LIVING ROOM 12' 6 x 16' (3.66m 1.83m x 4.88m)
Feature electric fire. Wood surround with matching mantle. Contrasting tiled hearth and inset, Laminate wood effect flooring. Cornice ceiling.

FITTED KITCHEN 8'10 x 10'8 (2.69m x 3.25m)
Range of high and low units with contrasting formica worktops. Stainless steel 1.5 bowl sink unit with drainer and mixer taps. Integrated electric oven. Integrated extractor fan. Integrated electric hob. Space for washing machine. Space for fridge freezer. Tiled flooring. Tiled splashback. Access to rear garden. Access to storage.

STORAGE CUPBOARD 3' x 2'11 (0.91m x 0.89m)

DINING ROOM 10'1 x 9'8 (3.07m x 2.95m)
Vinyl flooring.

BEDROOM 1 10' 11 x 11'2 (3.05m 3.35m x 3.40m)
STORAGE - 3'8 X 1'10

STORAGE STORAGE - 3'8 X 1'10

BEDROOM 2 10'10 x 10'11 (3.30m x 3.33m)
STORAGE - 3'7 X 1'10

STORAGE STORGAGE - 3'7 X 1'10

BEDROOM 3 8'2 x 8'9 (2.49m x 2.67m)

BATHROOM 7'7 x 7'9 (2.31m x 2.36m)
White suite comprising paneled bath with mixer taps and electric overhead shower. Pedestal wash hand basin with mixer taps. Low flush W/C. Tiled flooring. Tiled splashback.

LANDING 7'8 x 7'7 (2.34m x 2.31m)
Access to storage. Access to roofspace.

STORAGE 2' x 1'10 (0.61m x 0.56m)

OUTSIDE
Paved rear garden with artificial grass. Outbuilding.

Front paved garden.

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Do you need a mortgage to finance the property? Contact Smart Mortgages on 02893 438092.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	56	63	(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland EU Directive 2002/91/EC			Northern Ireland EU Directive 2002/91/EC		

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