NEST
ESTATE AGENTS

7 Ashbourne Manor

Carrickfergus, BT38 8PB

Offers over £229,950

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Welcome to 7 Ashbourne Manor, Carrickfergus – an attractive semi-detached home offering modern, well-presented accommodation together with a fantastic rear garden and beautiful views towards Belfast Lough.

This new-build resale property is ideally suited to first-time buyers and offers a bright and contemporary interior throughout. The accommodation comprises a spacious lounge with wall-mounted fire, a stylish modern Shaker-style kitchen finished with attractive antique brass fittings and patio doors opening directly onto the rear garden, a convenient downstairs W.C., three well-proportioned bedrooms with the principal bedroom benefiting from an ensuite, and a modern family bathroom suite.

Outside, the large enclosed rear garden is a real highlight, featuring a raised decking area – perfect for outdoor entertaining, relaxing or enjoying family time. To the front, the property enjoys lovely views towards Belfast Lough, adding an extra appeal to this already desirable home.

Planning permission for a single story flat roof extention at the rear of the property up to 5.5m into the garden

Situated just off the Shore Road in Carrickfergus, Ashbourne Manor is within walking distance of a range of local shops and amenities, while excellent public transport links provide convenient access to Carrickfergus town centre and surrounding areas.

A fantastic opportunity for a first-time buyer looking for a modern home with excellent outdoor space and enviable Belfast Lough views.

HALLWAY
17'9 x 6'3 (5.41m x 1.91m)
Hardwood front door with feature glazed inset. Tiled flooring.

LIVING ROOM
11 x 14 (3.35m x 4.27m)
Wall mounted electric fire. Laminate wood flooring.

TOILET
6'2 x 2'11 (1.88m x 0.89m)
White suite comprising low flush W/C. Semi pedestal wash hand basin with mixer taps. Tiled splashback. Tiled flooring.

FITTED KITCHEN
17'1 x 12'11 (5.21m x 3.94m)
Shaker style kitchen with a range of high and low level units with contrasting formica worktops. Composite sink unit with drainer and mixer tap. Integrated eye level oven. Integrated microwave oven. Integrated gas hob. Integrated stainless steel extractor fan. Integrated fridge freezer. Integrated dishwasher. Feature island with breakfast bar area. Tiled flooring. Recessed spotlights. Access to rear garden via patio doors.

FIRST FLOOR

LANDING
10'1 x 6'11 (3.07m x 2.11m)
Access to storage.

STORAGE
3'1 x 2'11 (0.94m x 0.89m)

Tel: 02893438090

BEDROOM 1
10'8 x 13'4 (3.25m x 4.06m)

ENSUITE
6'4 x 5'7 (1.93m x 1.70m)
White suite comprising fully enclosed shower unit. Semi pedestal wash hand basin with mixer taps. Low flush W/C. Tiled flooring. Tiled splashback.

BEDROOM 2
9'1 x 10 (2.77m x 3.05m)

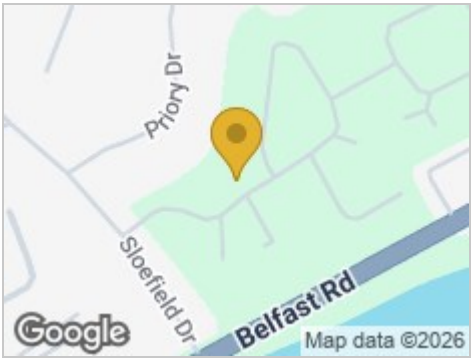
BEDROOM 3
9'2 x 6'9 (2.79m x 2.06m)

BATHROOM
6'11 x 6'7 (2.11m x 2.01m)
White suite comprising paneled bath with mixer taps and overhead shower. Low flush W/C. Semi pedestal wash hand basin with mixer taps. Tiled splashback. Tiled flooring.

OUTSIDE
Enclosed rear garden with laid in lawn, raised decking and bordered by feature stonework. Feature paved seating area with raised flower beds. Shed. Outdoor tap. Outdoor lighting.

Front laid in lawn bordered by flowerbeds. Tarmac finished driveway for multiple vehicles.

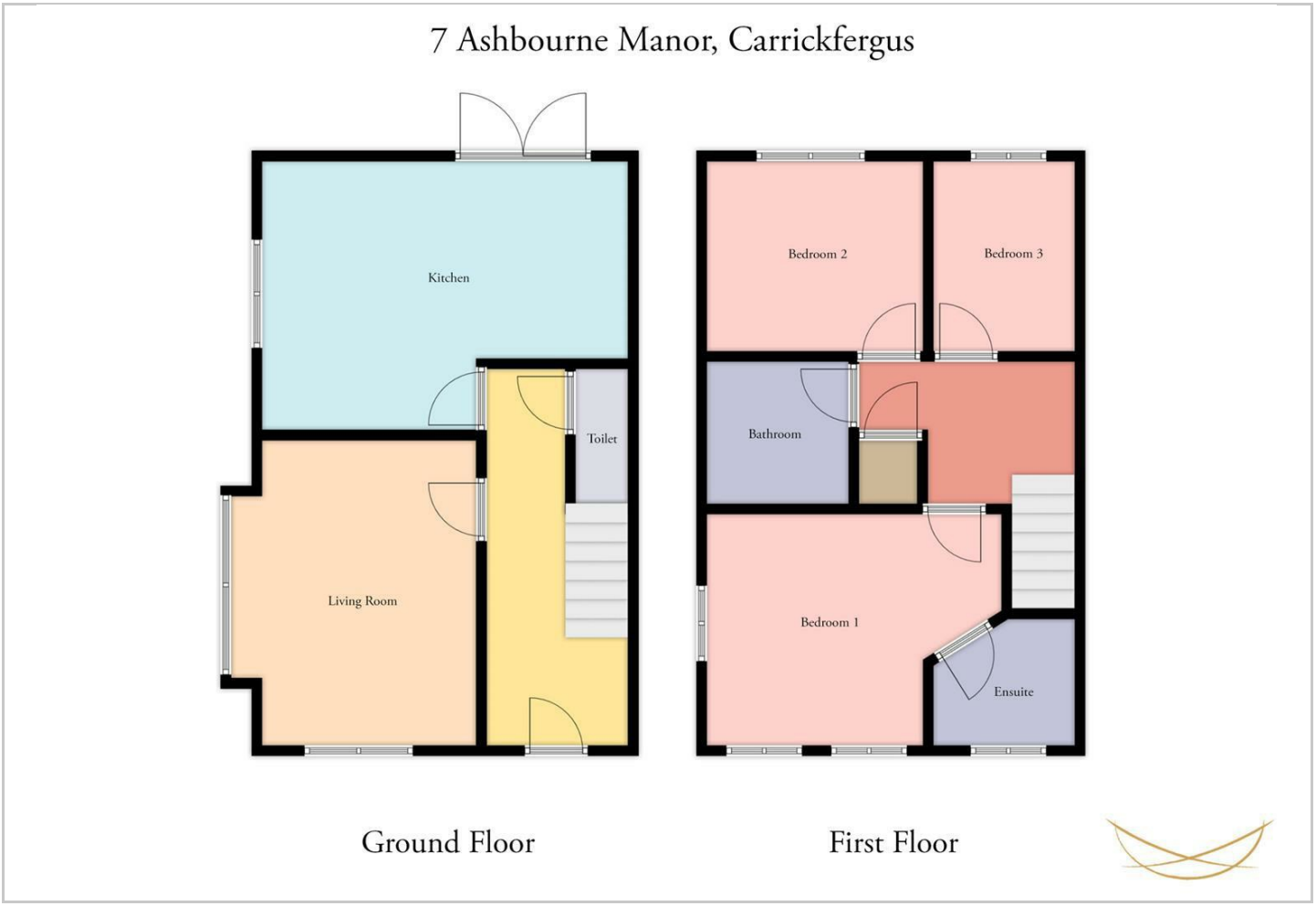
Road Map



Hybrid Map

Terrain Map

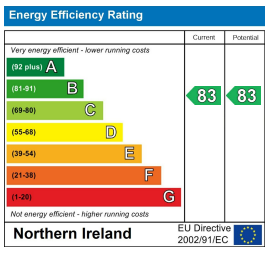
Floor Plan

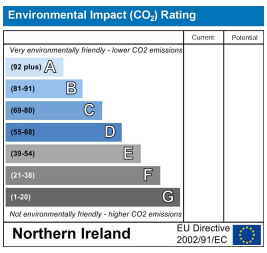


Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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