



1 Neill's Lane, Greenisland, Carrickfergus, BT38 8UD

- Detached Bungalow
- Adaptable Accommodation
- Private Driveway
- Generous Garden Space
- Well Sought After Area
- Refurbishment / Re-Development Project
- 4 Bed; 1 Rec / 3 Bed; 2 Rec
- Mature Site
- Convenient Location

Offers Over £239,950

EPC Rating G



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Glass panelled French doors. Timber herringbone flooring. Access to cloakroom.

LOUNGE 13'11" x 12'4" (plus bay)

Dual aspect windows. Bay window to front elevation. Open fire in tiled fireplace, with matching hearth. Tiled and timber parquet flooring.

DINING ROOM / BEDROOM 4 12'5" x 10'7" (plus bay)

Dual aspect windows. Bay window to front elevation. Open fire in tiled fireplace, with matching hearth. Timber herringbone flooring.



Sizes And Dimensions Are Approximate, Actual May Vary.

KITCHEN 12'5" x 7'2"

Range of fitted storage units. Ceramic sink unit. Cooker point. Access to built in stores and shelved larder unit. Splash back tiling to walls. Timber parquet flooring. Access to garden room / store.

GARDEN ROOM / STORE

BEDROOM 1 15'8" x 9'6"

Dual aspect windows. Fitted storage units. Exposed tongue and groove timber flooring.

BEDROOM 2 12'4" x 10'2"

BEDROOM 3 12'4" x 6'7" (wps)

Built in wardrobe.

BATHROOM

Bath. Part tiling to walls.

WC

WC. Part tiling to walls.

EXTERNAL

Twin entrance pillars leading to generous sized private driveway area.

Front garden.

Large 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.

CRAWFORD
MULHOLLAND
FINANCIAL

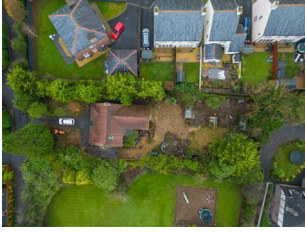
William Fullerton, mortgage advisor with Crawford
Mulholland Financial, found at Colin Graham Residential.

...WE DO MORTGAGES

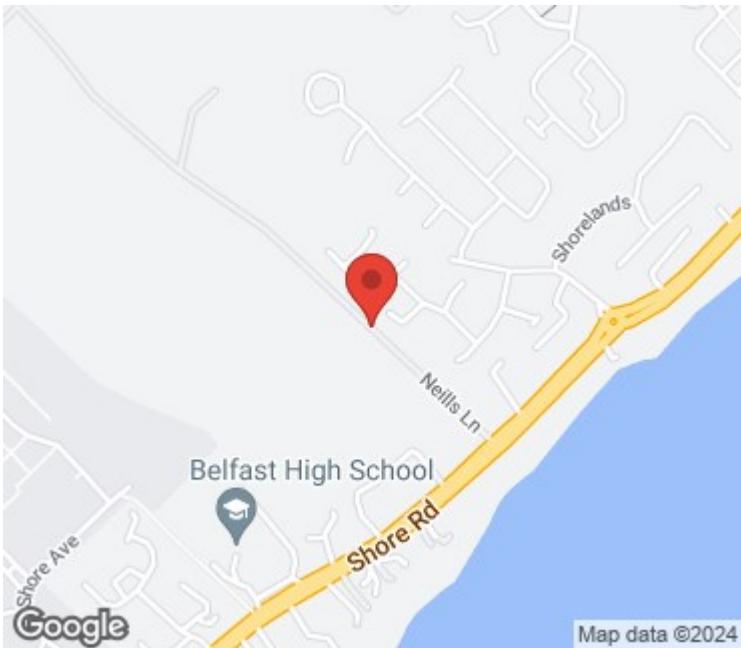
Your property may be repossessed if you fail to keep up repayments on your mortgage.

COLIN
GRAHAM
RESIDENTIAL

...WE SELL HOUSES



Detached bungalow occupying a mature site, conveniently located off Shore Road, Greenisland. The property has adaptable accommodation, which comprises entrance hall, bay fronted lounge, bay fronted dining room/4th bedroom, kitchen, garden room/store, three bedrooms, bathroom and separate WC. Externally, there is a private driveway, and gardens front and rear. The property is in need of full refurbishment / re-development and has been priced accordingly. Given the nature of the sale, the property is suitable to cash buyers only. 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	22
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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