

Larksborough Close,

**Offers in the region of
£124,950**



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Larksborough Close, Newtownards, County Down

Offers in the region of £124,950

Well appointed semi-detached property in a popular residential area within Newtownards. The town centre is a short distance away where the vibrant High Street can be enjoyed with a wealth of amenities. There are excellent local schools and public transport routes available. Internally the property comprises on the ground floor of an entrance hall, downstairs cloaks WC, living room and stunning open plan kitchen to dining area with patio doors to rear garden. Upstairs there are three bedrooms plus a main family bathroom. Externally there is a tarmac driveway for off street parking and an enclosed rear garden. This delightful home makes the ideal first time purchase or investment alike. We highly recommend early viewing to avoid disappointment. Please contact our sales team on 02891814144 to arrange your appointment to view.

GROUND FLOOR

ENTRANCE HALL

Laminate floor. Burglar alarm panel.

WC

Modern white suite comprising low flush WC and pedestal wash hand basin with mixer tap. Tiled floor and tiled splash back. Recessed spotlights and extractor fan.

LIVING ROOM

4.22m x 3.51m (plus bay) (13'10" x 11'6" (plus bay))

Open gas fire with wood surround and slate hearth. Laminate floor. Open to:

KITCHEN / DINING

5.54m x 3.05m (max) (18'2" x 10'0" (max))

Luxury fitted kitchen with a great range of high and low level units and granite work tops. One and a half bowl under mounted stainless steel single drainer sink unit with

mixer tap. Electric single oven, 4 ring gas hob and stainless steel extractor fan. Integrated fridge/freezer, washing machine and dishwasher. Tiled floor to kitchen area and laminate flooring to dining. PVC French doors to rear.

FIRST FLOOR

LANDING

Hot press with gas boiler.

BEDROOM 1

4.27m x 2.97m (14'0" x 9'9")

BEDROOM 2

3.15m x 3.07m (max) (10'4" x 10'1" (max))

BEDROOM 3

3.20m x 2.44m (max) (10'6" x 8'0" (max))

Built in wardrobe.

BATHROOM

2.24m x 1.93m (7'4" x 6'4")

Contemporary white suite comprising low flush WC, pedestal wash hand basin with mixer tap and panel bath with mixer tap and thermostatically controlled shower over. Tiled walls and PVC wall panelling. Recessed spot lights and extractor fan.

OUTSIDE

Tarmac driveway parking to front. Enclosed low maintenance rear garden with feature paviour patio and raised flower beds. Bins access.

HEATING TYPE

Gas fired central heating.

GLAZING TYPE

UPVC double glazed.

EPC

FLOOR PLAN

Laser Tape Clause

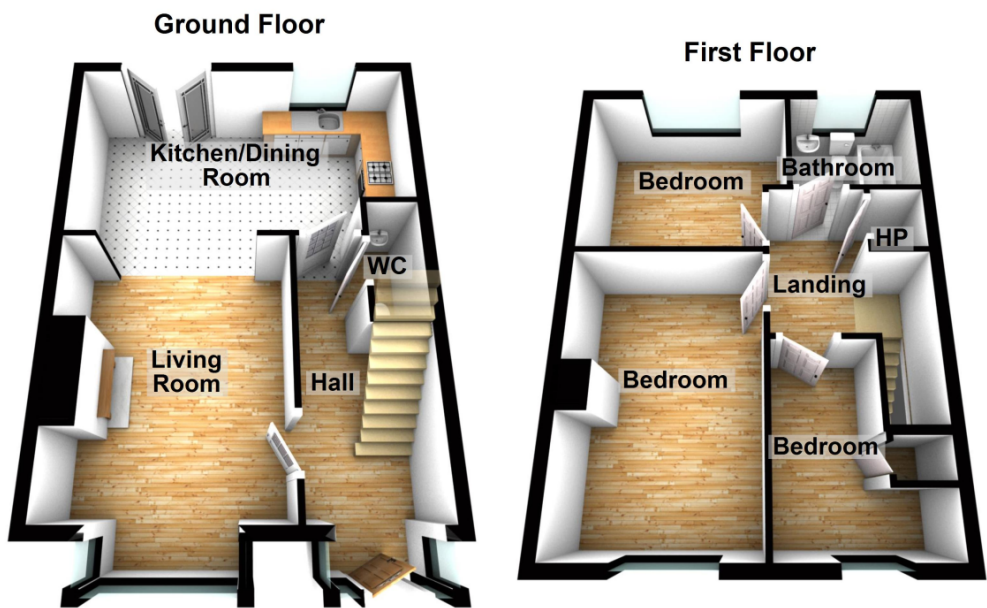
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Measurements are approximate. Not to Scale. For Illustrative purposes only

Floorplan Clause



For full EPC please contact the branch



Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

