



## GARRON WALK, LARNE OFFERS OVER £99,950

Excellent Mid terrace in a popular residential location

Mid Terrace  
Generous Lounge  
Kitchen with space for dining  
Utility Room  
Three good Bedrooms  
Bathroom  
Gas Heating  
Enclosed gardens front and rear  
Ample communal Parking  
Excellent location close to schools, bus stops and shops  
Ideal first time buyer and investment purchase alike  
Early viewing recommended

Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

#### **Entrance hall**

Wood laminate flooring.

#### **Living room**

w: 4.36m x l: 3.87m (w: 14' 4" x l: 12' 8")

Large bright room with wood laminate flooring and fireplace.

#### **Kitchen**

w: 3.64m x l: 3.09m (w: 11' 11" x l: 10' 2")

Lovely bright kitchen with a range of wood effect high and low level units. Four ring glass hob with under oven. Space for fridge freezer and washing machine.

Grey tiled flooring.

Door out to utility area leading to rear garden.

#### **Utility**

w: 3.19m x l: 1.52m (w: 10' 6" x l: 5' )

Range of high and low level units.

#### **Bedroom 1**

w: 3.62m x l: 2.76m (w: 11' 11" x l: 9' 1")

Bright large room.

#### **Bedroom 2**

w: 3.26m x l: 3.11m (w: 10' 8" x l: 10' 2")

Large room with rear garden view.

#### **Bedroom 3**

w: 1.94m x l: 1.64m (w: 6' 4" x l: 5' 5")

Good sized 3rd bedroom.

#### **Bathroom**

w: 1.94m x l: 1.64m (w: 6' 4" x l: 5' 5")

White suite comprising of low flush WC. Pedestal wash hand basin. Panelled bath with overhead shower. Laminate flooring.

#### **Front Garden**

Large garden with lawn.

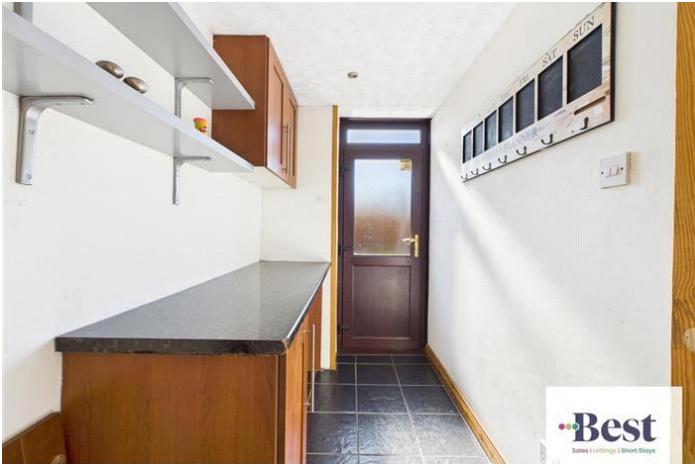
#### **Rear Garden**

Enclosed bright garden with lawn and patio area.

Ample communal parking to rear.

PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.