

## BELLAIR PARK, LARNE

### OIRO £89,950

End terrace ready for a new chapter, in a popular residential street, which has been in the family and looked after from built. Priced to sell with off street parking and a large rear garden this is a great first time buyer property.

Neat End terrace  
Two reception rooms  
Kitchen with access to rear garden  
Three good size bedrooms  
Bathroom  
Gas Heating  
Off Street parking  
Excellent size rear garden  
Close to shops, schools, buses and all local amenities

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

#### **Entrance hall**

#### **Living room**

w: 3.17m x l: 4.83m (w: 10' 5" x l: 15' 10")

Bright spacious room into Bay Window. Laminate wood flooring. Brick fireplace and Hearth

#### **Dining**

w: 3.03m x l: 3.28m (w: 9' 11" x l: 10' 9")

Another good size reception room to rear of the property opening onto both living and kitchen

#### **Kitchen**

w: 2.45m x l: 2.52m (w: 8' x l: 8' 3")

Range of high and low level units. Laminate work surfaces. Space for appliances. Door to rear garden

#### **FIRST FLOOR:**

#### **Landing**

#### **Bedroom 1**

w: 2.89m x l: 3.19m (w: 9' 6" x l: 10' 6")

Built in storage

#### **Bedroom 2**

w: 2.6m x l: 3.94m (w: 8' 6" x l: 12' 11")

Built in storage

#### **Bedroom 3**

w: 2.26m x l: 2.85m (w: 7' 5" x l: 9' 4")

#### **Bathroom**

w: 1.79m x l: 2.4m (w: 5' 10" x l: 7' 10")

Modern white suite comprising low flush WC, pedestal wash hand basin corner thermostatically controlled shower with glass cubicle.

#### **Outside**

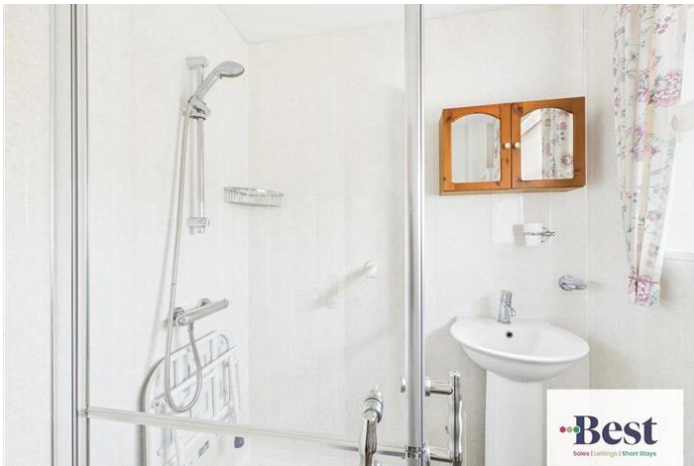
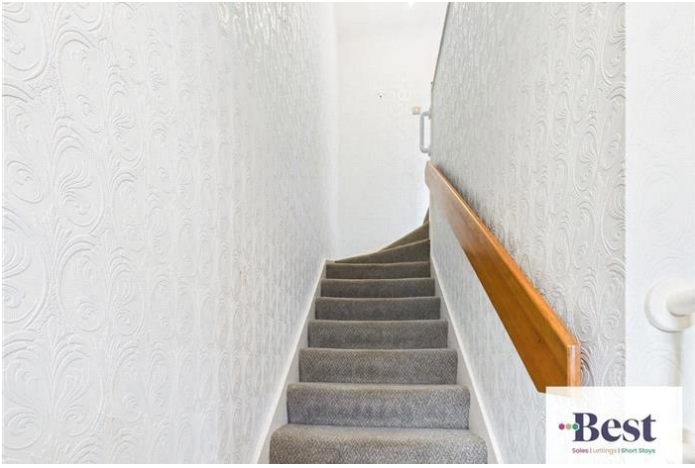
Great space front and back.

Front garden laid in lawn with concrete path.

Generous rear garden laid in lawn and back on to open space on Linn Road.

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.









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/fittings 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.