



## CARSON STREET, LARNE OFFERS OVER £79,950

A recently modernised Town centre property priced to sell -  
early viewing highly recommended

Well presented modernised Mid Terrace  
New kitchen  
Good size Lounge  
Two bedrooms  
Modern bathroom suite  
Gas heating  
Great house in a fantastic town location  
Minutes walk to Main street  
Easy access to bus / trains etc

**Entrance hall**

Grey laminate wooden floor

**Living room**

w: 2.97m x l: 6m (w: 9' 9" x l: 19' 8")

Great sized room. Grey laminate wood flooring.

**Kitchen**

w: 2.66m x l: 3.62m (w: 8' 9" x l: 11' 11")

Newly installed kitchen - excellent range of grey gloss high and low level units. Space for fridge freezer and space for a dishwasher. Four ring hob with electric oven and extractor over. White PVC door leading to rear yard

**Landing**

Access to cupboard with gas boiler.

**Bedroom 1**

w: 2.67m x l: 3.6m (w: 8' 9" x l: 11' 10")

**Bedroom 2**

w: 2.09m x l: 3.34m (w: 6' 10" x l: 10' 11")

Access to attic, closet and eye level storage cupboard.

**Bathroom**

w: 1.91m x l: 1.69m (w: 6' 3" x l: 5' 7")

Modern suite comprising low flush WC, pedestal hand wash basin, and bath with a glass shower screen.

**Outside**

Enclosed rear yard

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.







Approximate total area\*

Measured area

Approximate total area\*

Measured area

Approximate total area\*

Measured area

Floor 0



Approximate total area\*

Measured area

Approximate total area\*

Measured area

Floor 1



Approximate total area\*

Measured area

Approximate total area\*

Measured area

Floor 0



Approximate total area\*

Measured area

Approximate total area\*

Measured area

Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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/fitments 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.