



LINN ROAD, LARNE OFFERS OVER £99,950

A well presented three bedroom house in a popular residential area. Close to schools, shops bus stops and all local amenities.

Excellent End Terrace
Living Room
Dining Room
Kitchen
Three Good size Bedrooms
Shower Room
Good garden with open space behind
Driveway Parking
Excellent location and will appeal to first time buyers and investors alike.
Early viewing strongly recommended

Parking options: Off Street
Garden details: Private Garden

Entrance hall

Laminate wood flooring and under stairs storage cupboard.

Family

w: 3.84m x l: 3.23m (w: 12' 7" x l: 10' 7")
Front lounge. Grey laminate wood flooring and white tiled feature fireplace.

Living room

w: 3.65m x l: 4.38m (w: 12' x l: 14' 4")
A good sized family living room with grey laminate flooring and white tiled feature fireplace.
Leading to

Kitchen

w: 3.18m x l: 2.3m (w: 10' 5" x l: 7' 7")
Lovely modern space with a recently fitted range of high and low level units. Grey and white marble effect laminated worktops. Four ring ceramic hob with electric under-oven and stainless steel extractor fan. Integrated fridge freezer and dishwasher. Space for washing machine and tumble dryer. Grey vinyl flooring.

Bedroom 1

w: 4.38m x l: 2.7m (w: 14' 4" x l: 8' 10")
Great sized double bedroom with laminate wood flooring and built in storage.

Bedroom 2

w: 3.36m x l: 3.28m (w: 11' x l: 10' 9")
Laminate wood flooring.

Bedroom 3

w: 2.18m x l: 3.22m (w: 7' 2" x l: 10' 7")
Built in mirrored slide robes and grey laminate wood flooring.

Bathroom

w: 2.44m x l: 1.82m (w: 8' x l: 6')
White suite comprising of low flush W/C, pedestal wash hand basin. corner shower cubicle with glass doors and redring electric shower. Black lino flooring and tiled floor to ceiling walls. Storage cupboard housing copper cylinder tank.

Outside

Good front area laid in gravel with stone path.
Driveway providing ample off street parking.

Rear garden:
paved area with steps leading to a generous lawn.
Open green aspect behind
Boiler house.

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 | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 67 | |
| (39-54) | E | | |
| (21-38) | F | | 41 |
| (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/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.