

43 QUINTON AVENUE, MAGHERAMORNE, BT40 3JH

PRICE: OFFERS AROUND £229,950

VIEWING: Through Office 02828 279921



- **Beautifully presented detached family home set on a approximately $\frac{3}{4}$ acre site.**
 - **Rural yet easily accessible location.**
- **Only three miles from Ballycarry village and four miles from Larne.**
 - **PVC Double glazing/ Oil fired central heating.**
 - **Solid pine doors.**
- **Lounge with attractive fireplace and multi burner stove.**
 - **Family room and separate dining room.**
- **Excellent kitchen/ dining area with integrated appliances.**
 - **Separate utility room and downstairs WC.**
 - **Four good bedrooms (master bedroom ensuite.)**
 - **White bathroom suite with separate shower.**
- **Extensive landscaped gardens with lawns, flowerbeds and patio areas.**
 - **Sweeping tarmac driveway and detached garage.**

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Ground Floor

ENTRANCE HALL:

Solid birch wood flooring. Solid door to:

FAMILY ROOM: 11' 5" x 10' 9" (3.48m x 3.28m)

RECEPTION HALL:

Solid birch wood flooring. Staircase to first floor. Glazed door to:

LOUNGE: 15' 08" x 12' 9" (4.78m x 3.89m)

Glazed door from reception hall. Attractive brick fireplace with 'Clearview' multi burner stove. Solid birch wood flooring. Glazed double doors to:



DINING ROOM: 12' 2" x 8' 7" (3.71m x 2.62m)

Tiled flooring. Glazed door to:

KITCHEN/ DINING AREA: 21' 7" x 10' 07" (6.58m x 3.23m)

Excellent range of solid wood high and low level units. Granite work surfaces. Belfast sink with mixer taps. Five ring gas and electric range. Stainless steel and glass extractor fan. Integrated fridge. Integrated dishwasher. Plumbed for American fridge/ freezer. Part glass tiled walls. Tiled flooring.



REAR HALLWAY:

Tiled flooring. Cloaks comprising low flush WC, and pedestal wash hand basin.

UTILITY ROOM: 8' 9" x 6' 4" (2.67m x 1.93m)

Good range of high and low level units. Laminate work surface. Stainless steel sink unit with mixer taps. Plumbed for automatic washing machine. Part tiled walls. Tiled flooring.

First Floor

MASTER BEDROOM: 15' 05" x 12' 2" (4.7m x 3.71m)

Solid pine flooring. Ensuite comprising low flush WC, pedestal wash hand basin and separate shower enclosure with electric shower fitting. Part tiled walls. Built in double storage cupboard.

BEDROOM (2): 10' 8" x 9' 1" (3.25m x 2.77m)



BEDROOM (3): 10' 8" x 9' 5" (3.25m x 2.87m)

BEDROOM (4): 12' 2" x 10' 9" (3.71m x 3.28m)

Excellent range of built in mirrored robes.

BATHROOM: White suite comprising low flush WC, pedestal wash hand basin, panelled bath with 'telephone' shower attachment and separate shower enclosure with electric shower fitting. Tiled walls.



Outside

DETACHED GARAGE: 16' 1" x 11' 6" (4.9m x 3.51m)
 Roller door. Light and power. Overhead storage. Oil fired boiler.

Extensive ¾ acre site with beautifully landscaped garden to front laid in lawn with mature shrubs and flowerbeds. Sweeping tarmac driveway with excellent parking facilities. Large fully enclosed rear garden comprising granite paved patio leading to brick pavior patio and raised decking area. Tiered pebbled beds with an abundance of shrubs and trees. Raised lawn and vegetable garden with gate leading to further grass area enclosed by mature hedgerow. Magnificent views overlooking surrounding countryside and towards Larne town and harbour.



	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	64	69
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

IMPORTANT NOTICE TO PURCHASERS:-

We have not tested any systems or appliances at this property.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or other wise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Hunter Campbell nor any person in it's employ has any authority to make or give, any representation or warranty whatever in relation to this property.