
57 BAY ROAD MANOR, LARNE, BT40 1FG

PRICE: OFFERS AROUND £74,950

VIEWING: Through Office 02828 279921



- **Spacious townhouse in a popular residential development.**
 - **PVC Double glazing/ Gas central heating.**
- **Lounge/ kitchen/ dining area with integrated appliances.**
 - **Utility room and ground floor WC.**
 - **Family bathroom with white suite.**
 - **Two good sized bedrooms.**
 - **Communal parking and courtyard.**
- **Ideal purchase for first time buyer or investor.**

57 MAIN STREET, LARNE BT40 1JE | TEL: 028 2827 9921 | Fax: 028 2827 7349

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Ground Floor

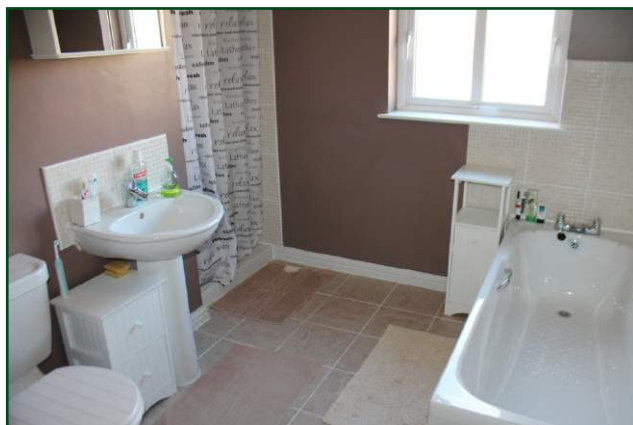
Front door to:

ENTRANCE HALL:

Tiled flooring. Cloakroom with white suite comprising low flush WC and corner wash hand basin.

LOUNGE/ KITCHEN/ DINING AREA: 19' 7" x 14' 4" (5.98m x 4.36m) at widest points. Kitchen with excellent range of high and low level units. Laminate work surfaces. 1 1/2 bowl stainless steel sink unit with mixer tap. Four ring gas hob and matching under oven. Stainless steel extractor fan. Integrated fridge/ freezer. Part tiled walls. Tiled flooring.

UTILITY ROOM: 6' 5" x 6' 0" (1.96m x 1.84m)
Low level cupboard. Laminate work surface. Stainless steel sink and drainer unit with mixer tap. Plumbed for automatic washing machine.



First Floor

LANDING:

Storage cupboard housing gas central heating boiler. Access to roofspace.

BATHROOM:

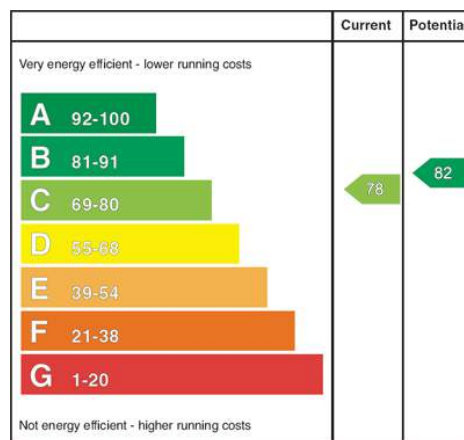
White suite comprising low flush WC, pedestal wash hand basin, panelled bath and separate fully tiled shower cubicle with thermostatically controlled shower fitting. Part tiled walls. Tiled flooring.

BEDROOM (1): 14' 4" x 7' 5" (4.36m x 2.25m)
Laminate wood flooring.

BEDROOM (2): 10' 9" x 7' 11" (3.27m x 2.41m)
Laminate wood flooring.

Outside

Communal parking, bin area and courtyard.



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.