

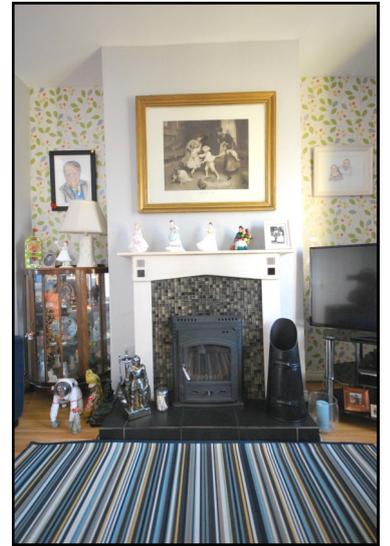
independent homes



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larne

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£99,950





we love the harbour area

**This beautiful four bedroom house, at an amazing price
 Just a short distance to primary school, beach, parks promenade,
 leisure centre, shopping and off course transport routes**

ENTRANCE HALL

RECEPTION ROOM DINING ROOM

Beautifully presented. Laminate flooring

KITCHEN

Creamy country style kitchen. Integrated oven and hob .

Co ordinating floor and wall tiles.

ULILITY ROOM

Range of units and shelving. Plumbed for washer/dryer etc.

FIRST FLOOR

SHOWER ROOM

White Suite

BEDROOM

Lovely room full of sunlight.

BEDROOM

TOP FLOOR

BEDROOM

BEDROOM

22'0" x 11'9" (6.70m x 3.58m)

11'1" x 8'0" (3.37m x 2.5m)

8'0" x 6'5" (2.45m x 1.95m)

8'2" x 8'1" (2.50m x 2.46m)

14'8" x 11'5" (4.48m x 3.48)

10'7" x 9'1" (3.22m x 2.78m)

14'8" x 11'4" (4.48m x 3.46m)

10'8" x 8'11" (3.25m x 2.72m)

Oil Heating

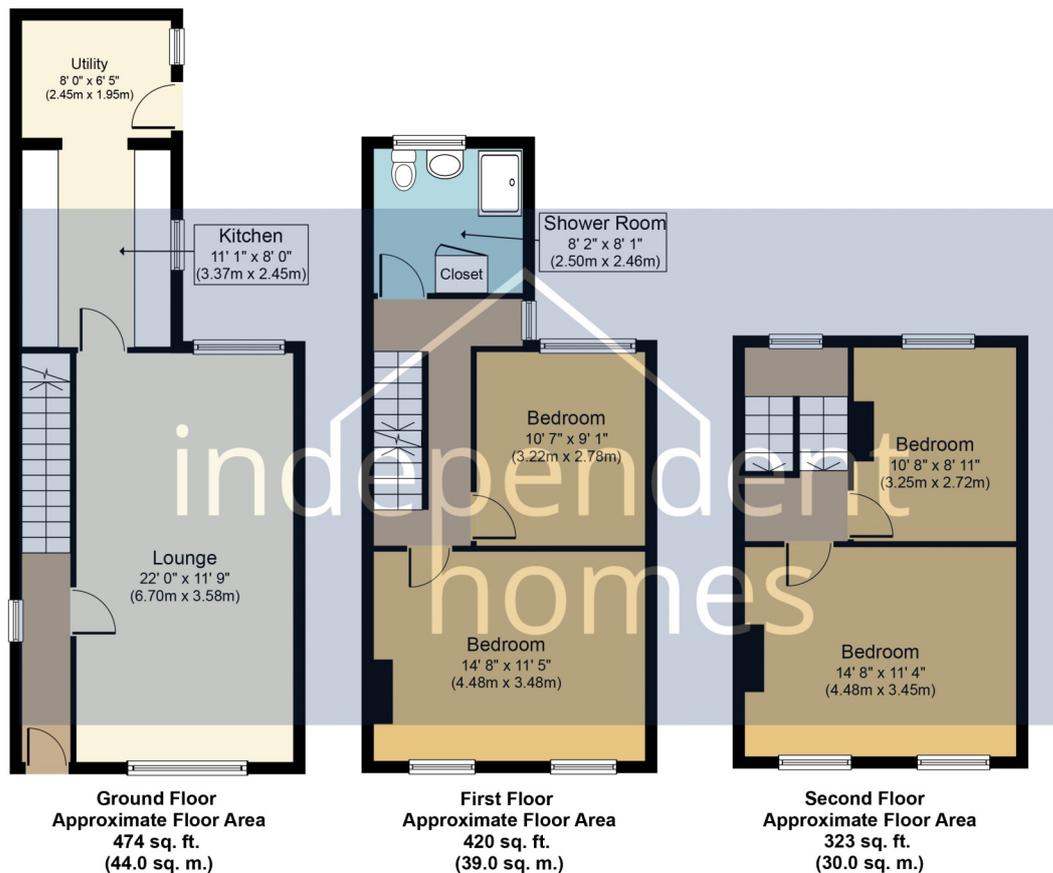
Garden to front and rear. Pretty decking area

We loved this house. A traditional style property but thoughtfully refurbished and full of character.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	56
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		36	50
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			



Approx. Gross Internal Floor Area 1,216 sq. ft. (113.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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