

## Entrance Hall

Laminate wooden floor, 1 radiator, understairs storage.

## Lounge

13' 0" x 12' 11" (3.97m x 3.94m)

Multi-fuel stove, laminate wooden floor, 1 radiator.

## Kitchen

19' 6" x 9' 10" (5.95m x 2.99m)

Range of high and low level modern units incorporating 1 1/2 bowl stainless steel sink unit, downlights to kickboards, tiled floor, part tiled walls, integrated dishwasher, integrated fridge/freezer, integrated electric oven and induction hob, 1 radiator.

## 1st Floor Landing

Landing, hotpress, carpet flooring.

## Bedroom 1

13' 8" x 9' 11" (4.16m x 3.03m)

Laminate wooden floor, 1 radiator.

## Bedroom 2

10' 1" x 9' 5" (3.08m x 2.87m)

Laminate wooden floor, 1 radiator.

## Bedroom 3

9' 8" x 9' 5" (2.95m x 2.86m)

Laminate wooden floor, 1 radiator.

## Bathroom

9' 2" x 6' 2" (2.80m x 1.87m)

White suite comprising low flush WC, pedestal wash hand basin and panel bath with shower over. Tiled walls and floor, chrome towel rail.

## Outside

Tarmac driveway, front and rear lawn, paved patio area, garden shed.

## Garden Office

7' 5" x 11' 4" (2.25m x 3.45m)

Insulated timber shed featuring connection to mains power and fibre broadband via ethernet cabling.

## Price:

Offers Around: £149,950

Holding Deposit: £1000

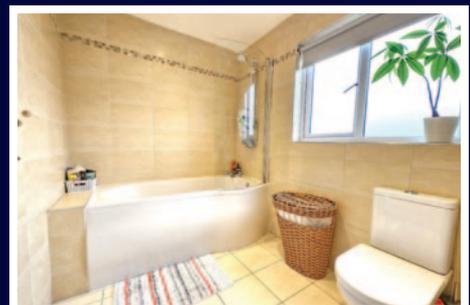
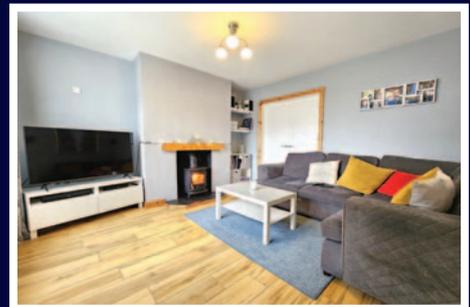
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## Features:

- \* Modern Three Bedroom Semi-Detached in Excellent Order
- \* Multi-Fuel Stove
- \* Cul-De-Sac Location
- \* Modern Kitchen and Bathroom
- \* Private Rear Garden
- \* Highly Convenient to Bridge Primary School and Other Local Schools
- \* Insulated Garden Room- Wired with Mains Power and Ethernet Cable - Ideal for Home Working
- \* PVC Soffits and Fascia
- \* Oil Fired Central Heating
- \* Full Fibre Broadband

## Appointments:

Please call (028) 4066 2206



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 66 D      |
| 39-54 | E             | 46 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Making an offer:** As part of our service to all our clients and in order to provide up to date mortgage details along with a quality mortgage service, our mortgage advisors will be asked to contact persons offering on a property. **Holding deposits:** Upon acceptance of an offer, within 24 hours we must ask you to lodge with us a Holding Fee as shown above, which will be refundable up until contract acceptance. **Note:** These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.

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A modern and well maintained three bedroom family home in a convenient location. At ground floor the property offers a modern kitchen/dining connected via French doors to a cosy lounge featuring a multi-fuel stove. At first floor level three bedrooms and a modern bathroom provide good family accommodation. Externally this property boasts a fully wired and insulated garden room, ideal as a home office or play room. The rear garden is laid in lawn and enjoys good privacy. Situated in a peaceful cul-de-sac location and convenient to local schools and amenities, this property is a must view.

for sale



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£149,950