

95 LARNE ROAD CARRICKFERGUS BT38 7NH



Detached house

One/two bedrooms

Master bedroom open plan to wet room shower area

Kitchen diner with white units

Dining area split level open plan to the lounge

Lounge boasts two sets of double doors to the rear garden

Staircase leading from the kitchen diner to a Mezzanine reception space/bedroom

Separate Wc and lean-to utility room

Double glazing and gas heating system

Gardens at the rear with a southerly aspect

NON STANDARD CONSTRUCTION

VIEWINGS INVITED FROM CASH PURCHASERS ONLY

Offers Around £119,950

Tenure: Freehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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PRS Property
Redress
Scheme

OFT
Approved code

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Kitchen/diner

16'10 x 13'11

Double glazed door, double glazed window to side aspect, range of low level units with roll edge worktops, built in stainless steel oven & four ring hob, radiator, stairs to mezzanine.



Lean to utility room

Double glazed window to rear aspect, low level storage units, built in 1.5 bowl stainless steel sink & drainer with mixer tap over.





Lounge

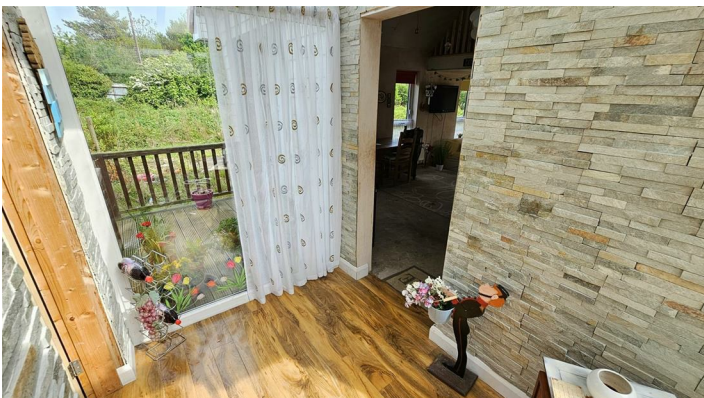
16'10 x 11'2

Double glazed window to side aspect, two sets of double glazed double doors to rear & side aspect, radiator, wood flooring.



Mezzanine

Double glazed door to rear aspect.



Hall

Double glazed window to side aspects, wood flooring, doors to.



Wc

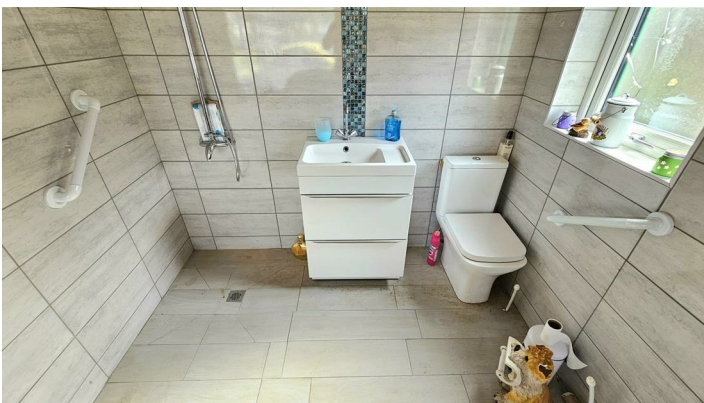
White suite comprising, low flush Wc, wash hand basin set on vanity unit.



Bedroom one

16'6 x 15'7

Double glazed window to front aspect, radiator, open plan to en-suite.



En-suite

Double glazed window to side aspect, wet room style, white suite comprising, low flush Wc, wash hand basin set on vanity unit, fully tiled walls, ceramic tiled floor.



Garden & grounds

At the rear there is a garden.

Floor plan



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Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

REF: 18362892

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