

20 Porter Crescent, Larne, BT40 2TZ



- End Townhouse
- Extensive Corner Site
- 3 Bedrooms
- 1 Reception Room
- Downstairs W.C
- Utility Room
- Modern 4 Piece Bathroom
- Stoned Driveway
- PVC Double Glazed Windows
- Oil Fired Central Heating

PRICE Offers Over £159,950

Occupying a superb corner site within this much sought after residential area of Larne. This well-presented end townhouse enjoys a well planned living layout incorporating 3 bedrooms, a recently installed modern bathroom and a spacious kitchen with utility room. An early viewing is highly recommended.

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Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

uPVC front door into:-

ENTRANCE HALL

Laminate strip flooring through to living room and downstairs w.c.

LOUNGE 15'3" x 17'3"

At widest points. Into bay window. Multi fuel fireplace with wooden surround and tiled mantle.



KITCHEN 13'0" x 9'0"

Equipped with a comprehensive range of high and low level units with contrasting work surfaces. Stainless steel sink unit with mixer tap. 4 ring electric hob with electric oven and stainless steel extractor fan over. Space for dishwasher. Under unit lighting. Part tiled walls. Tiled floor.

UTILITY ROOM 7'4" x 7'3"

Range of high and low level matching units with contrasting work surfaces. Stainless steel single drainer sink unit with mixer tap. Space for freestanding washing machine and tumble dryer. uPVC door leading to rear garden.



FIRST FLOOR

LANDING

Loft with pull down ladders. Partially floored. Shelved.

BEDROOM 1 10'0" x 13'3"

Built in slide robes.

BEDROOM 2 13'2" x 10'0"

At widest points.



BEDROOM 3 8'1" x 9'7"

FOUR PIECE MODERN BATHROOM


Comprising push button w.c, fitted vanity unit with mixer tap, tiled bath with mixer tap and enclosed tiled shower unit with electric shower. Fully fitted glass shower screen. Tile effect PVC panelled walls. PVC panelled ceiling. Recessed spotlights. Waterproof floor tiles. Velux window.



OUTSIDE

Paved patio area. Garden laid in lawn. Barked kids area. Screened by perimeter fence. Outside tap. Extensive garden to side. Shared alley for bin access.



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

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



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