



# SALE AGREED

31 Porter Green Place

Larne, BT40 2UH

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Nest Estate Agents are excited to bring to the sales market this fantastic property in a sought-after area of Larne. This charming home offers the perfect combination of comfort and convenience, making it an ideal choice for families. This well maintained home is ready for you to move in to and make it your own.

Internally the property comprises 3 bedrooms, a family bathroom suite, lounge, modern fitted kitchen with dining area and utility space.

The property has a a rear private garden, ideal for entertaining friends and family in the spring and summer months.

To arrange a private viewing please contact Nest on 02893 438090.

**ENTRANCE**

uPVC front door with glazed feature inset. Ceramic tiled floor.

**LOUNGE 15'1" x 13'2" (4.6 x 4.02m)**

Feature electric fireplace. Recessed spotlights. Laminate wood effect flooring. Access to storage.

**FITTED KITCHEN/ DINING 13'8" x 16'8" (4.18m x 5.10)**

Range of high and low level units with contrasting oak worktops. Integrated electric oven. Integrated gas hob. Integrated extractor fan. Integrated fridge freezer. Integrated dishwasher. Space for washing machine. Stainless steel 1.5 bowl sink unit with drainer and mixer taps. Tiled splashback. Tiled floor. Recessed spotlights. Access to rear garden.

**DOWNSTAIRS W.C**

White suite comprising low flush W.C, Pedestal wash hand basin with mixer taps. Tiled splashback. Tiled floor. Extractor fan.

**FIRST FLOOR**

Access to storage.

**BEDROOM 1 13'5" x 9'10" (4.09 x 3.01)**

**BEDROOM 2 12'8" x 9'10" (3.87 x 3.01)**

Built in wardrobe.

**BEDROOM 3 9'6" x 8'4" (2.92 x 2.55)**

Laminate wood effect flooring.

**FAMILY BATHROOM**

White suite comprising paneled bath with mixer taps. Fully enclosed shower unit with mains shower. Low flush W.C. Pedestal wash hand basin with mixer taps. PVC laminate flooring. Tiled splashback. Extractor fan.

**OUTSIDE**

Laid in lawn to the rear bordered by shrubbery, paved pathway. Outside light. Outside tap.

Front laid in lawn. Private tarmac finished driveway.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Northern Ireland</b> EU Directive 2002/91/EC			<b>Northern Ireland</b> EU Directive 2002/91/EC		