



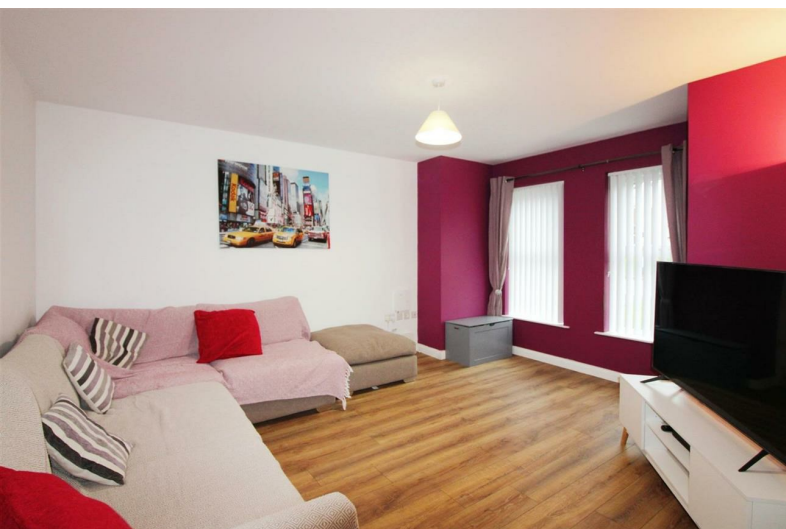
43 Blackthorn Rise, Larne, BT40 2HJ

- Semi Detached Home
- Lounge
- Bathroom With Four Piece Suite
- Gas Heating
- Generous Sized Private Driveway

- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Furnished Cloakroom
- PVC Double Glazing
- Gardens Front and Rear

Offers Over £144,950

EPC Rating B



43 Blackthorn Rise, Larne, BT40 2HJ



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, triple glazed front with PVC double glazed side screen. Tiled floor. Stairwell to first floor.

#### FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Splash back tiling to sink. Tiled floor.

#### LOUNGE 14'11" x 12'10" (wps)

Wood laminate floor covering.





## **KITCHEN THROUGH DINING ROOM 21'2" x 8'11"**

Modern fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with glass splash back and stainless steel extractor hood. Integrated oven, fridge freezer, dishwasher and washer dryer. Gas fired central heating boiler (housed within matching unit). Melamine upstands to match work surface. Tiled floor. PVC double glazed patio doors to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to store and roof space.

### **BEDROOM 1 14'11" x 9'6"**

### **BEDROOM 2 13'1" x 8'11"**

### **BEDROOM 3 8'3" x 7'8"**

Built in store.

### **DELUXE BATHROOM**

Contemporary, white four piece suite comprising panelled bath, separate panelled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower. Splash back tiling to walls.

### **EXTERNAL**

Front garden finished in lawn.

Generous sized private driveway finished in tarmac.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, concrete and paving.

External power points.

Outside tap.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

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.



CRAWFORD

MULHOLLAND

FINANCIAL

William Fullerton, mortgage advisor with Crawford Mulholland Financial, found at Colin Graham Residential.

...WE DO MORTGAGES

For property we recommend a solicitor to complete the mortgage



*Well presented three bedroom semi detached home located within the recently constructed Blackthorn Hollow development, situated off the Killyglen Road, Larne. The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, three well proportioned first floor bedrooms and deluxe bathroom with contemporary white four piece suite. Externally the property enjoys a generous sized private driveway finished in tarmac, and gardens to front and rear. Other attributes include gas heating, PVC double glazing and convenient location. Ideal first time buy. Co-Ownership friendly. Early viewing highly recommended to avoid disappointment.*



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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