



GARRON WALK, LARNE OFFERS OVER £109,950

SSTC

Great house in Garron Walk. Owner occupied its whole life and ready for its next chapter. Mature and private to the front, easy parking and rear access as another option. Minutes from Linn Nursery, Primary, Shops, bus stops and all local amenities.

Mid Terrace Property
Lounge
Kitchen
Three Bedrooms
Bathroom
Enclosed rear yard
Ample communal parking to back gate
Gas Heating
Excellent first time buyer or investment purchase

Heating: Gas Mains

Ground Floor

Entrance hall

Lounge

w: 4.52m x l: 3.91m (w: 14' 10" x l: 12' 10")

Lovely size room with laminate wood flooring. Feature archway.

Kitchen

w: 3.66m x l: 3.1m (w: 12' x l: 10' 2")

good range of high and low level units with laminate work surfaces. Stainless steel sink with mixer taps. Space for fridge Freezer, space for washing machine. Tiled splashback. Tiled flooring.

Rear hall

w: 3.2m x l: 1.51m (w: 10' 6" x l: 4' 11")

excellent storage space with door to rear garden. Tiled flooring

FIRST FLOOR:

Landing

access to attic. Storage cupboard.

Bedroom 1

w: 3.23m x l: 3.04m (w: 10' 7" x l: 10')

Built in storage cupboard

Bedroom 2

w: 3.64m x l: 2.77m (w: 11' 11" x l: 9' 1")

Built in storage cupboard

Bedroom 3

w: 2.78m x l: 2.22m (w: 9' 1" x l: 7' 3")

at widest points (into wardrobes)

Build in storage

Full wall of glazed slider robes

Bathroom

w: 1.95m x l: 1.67m (w: 6' 5" x l: 5' 6")

Modern white suite comprising low flush Wc, pedestal wash hand basin. Panelled Bath with Opel electric shower over and glass shower screen. Fully tiled walls

Outside

Front garden laid in lawn and bounded by mature hedging. Accessed by pedestrian walkway.

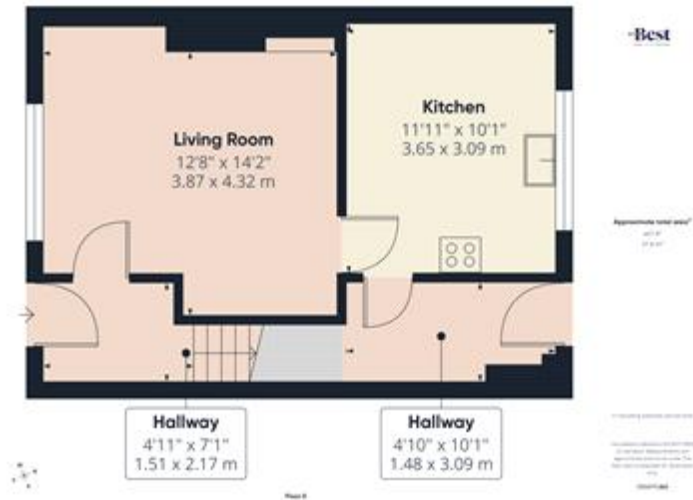
Rear enclosed yard laid in paving.

Gate to rear straight out to communal parking area with ample space.

PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(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		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.