



BLACKTHORN RISE, LARNE

OIRO £154,950

An attractive semi detached on a generous plot situated to the front of Blackthorn Rise with an open aspect. This property is priced to sell. Excellent first time buyer property and also suitable for investor as the current tenant would consider staying.

Semi Detached
Good size Lounge
Kitchen
Dining room / second reception
Patio doors to rear garden
Downstairs WC
Three bedrooms
Generous back garden
Ample parking
Must be viewed to truly appreciate the accommodation space on offer

Ground Floor

Entrance hall

PVC White door and side window.
Grey wood effect laminate flooring.
Downstairs WC

Living room

Lovely size bright room with Dual windows to the front and glazed french doors leading to the dining room. Feature fireplace.
Laminate wood flooring.

Kitchen

Excellent range of high and low level units and ample work surface.
One and a half bowl stainless steel sink. Four ring gas hob and built in under oven. Space for Fridge freezer and for appliances.
Door to rear garden.

Dining

Dining room or second reception with french doors to the living room and also french doors to the garden.

FIRST FLOOR:

Bedroom 1

Good size double

Bedroom 2

another good double room

Bedroom 3

Bathroom

White suite comprising low flush WC, Pedestal wash hand basin, Panelled bath with Thermostatically controlled shower over.
Glass shower screen. Tiled flooring. Part tiled walls.

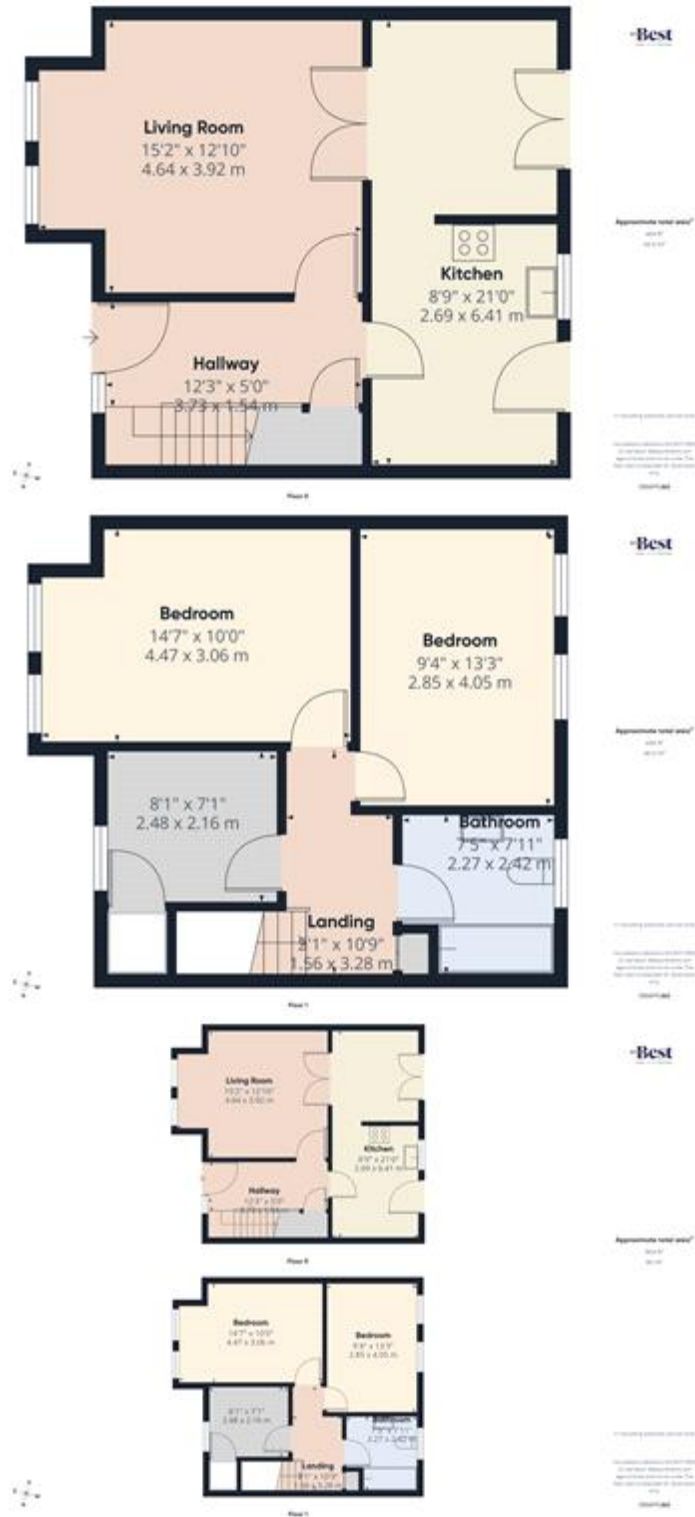
Outside

Attractive front garden laid in lawn. Tarmac driveway with ample parking for numerous cars.

Large rear garden laid in lawn bounded with mature plants and trees.

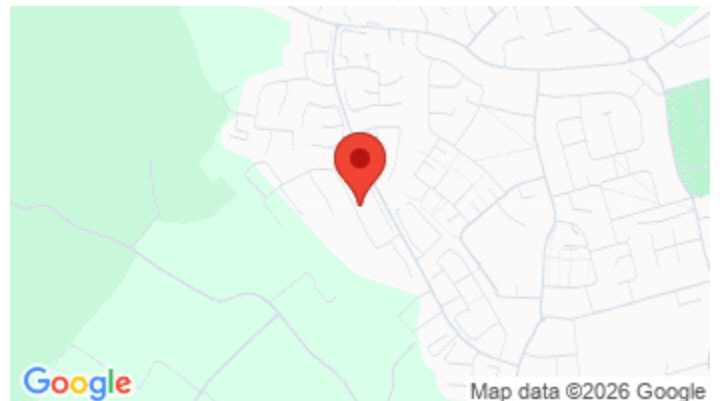
PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct 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	73	76
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/fittings 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.