



OAKDENE, LARNE

OIRO £210,000 Leasehold

Detached three bed house situated in a very popular residential area. Ready to view - internal photos will follow. Set in a curved area at the rear of Oakdene this has always been a desirable location. Opening into Hampton with easy access to park and green areas this makes an ideal family home.

Detached House
Open plan living and Dining room
Kitchen
Downstairs WC
Three bedrooms
(Master en suite)
Family Bathroom
Enclosed rear garden
Driveway
Recently fitted new internal Oak doors throughout
Oil Heating / White PVC
Excellent first time, professional and family purchase

Tenure: Leasehold
Heating: Oil

Ground Floor

Entrance hall

PVC composite door opens into a spacious hallway with tiled flooring. Stairs to first floor.

Lounge/diner

Large bright open plan room with dual windows to front leading right through to French doors at the Dining room opening onto the back garden.

Open working fireplace with black inset, black hearth and white marble effect surround
Beautiful oak flooring throughout and lots of built in storage

Kitchen

Good range of high and low level units and laminate work surfaces. Chrome cooker splash back and extractor over. One and a half bowl stainless steel sink. Space for Range cooker, space for dishwasher and plumbed for washing machine.

Storage nook.

Tiled flooring

PVC door to rear garden.

WC

White low flush WC pedestal wash hand basin

FIRST FLOOR:

Landing

Hotpress.

Access to attic with built in loft ladder

Master bedroom

En-suite

Low flush WC, pedestal wash hand basin. Shower cubicle with folding glazed doors and electric Triton shower. Tiled walls. Tiled flooring.

Bedroom 2

Bedroom 3

Bathroom

White suite comprising low flush WC, pedestal wash hand basin.

Panelled bath with glass shower screen and rainfall attachment.

Outside

Front garden laid in lawn with stone driveway providing ample parking

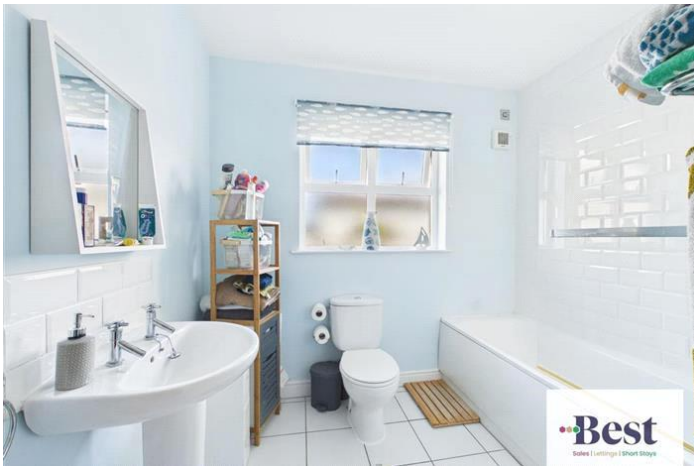
Fully enclosed Rear Garden. Paved patio area leading to lawn.

Raised deck area

Oil tank. Boiler house

Side gate

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	60	65
(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/fitings 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.