



HILLMOUNT GARDENS, LARNE

£120,000

A excellent End terrace with additional space to the side and a large shed to the rear. This is a fabulous starter or investor home in a popular residential area.

End Terrace
Kitchen / Dining
Lounge
Three Bedrooms
Modern shower room
Gas heating
PVC windows / doors/ soffits and fascias
Excellent location minutes walk to the Corran Primary school
Easy access to bus stops
Minutes from shops, park, community and all local amenities
Early viewing highly recommended

Ground Floor

Entrance hall

White PVC front door. Laminate wood flooring.

Living room

Laminate wood flooring.

Kitchen/Dining

Good range of high and low level units with laminate work surfaces. Four ring hob and double electric built in oven. Chrome extractor fan and splash back.
Space for appliances
Gas boiler.
Ample space for dining.
Large under stairs storage area.

FIRST FLOOR:

Landing

Access to attic. Storage cupboard

Bedroom 1

Large Double with built in storage

Bedroom 2

another good double

Bedroom 3

more built in storage

Shower Room

Modern suite with low flush WC, wall mounted sink with vanity unit. Corner rainfall shower with feature panelling. PVC panelled walls and ceiling . Anthracite towel radiator.

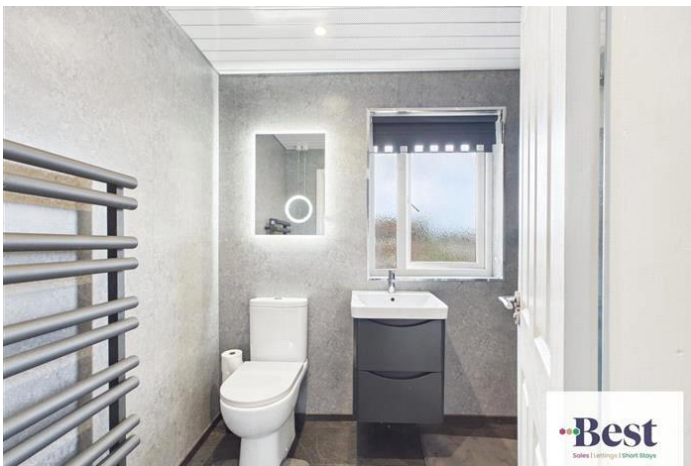
Outside

Front - fully enclosed lawn with paved driveway to front door

Fully enclosed rear yard. Patio paving. Extra space to the side of the property.
Large shed "Man Cave" suitable for many purposes

Communal parking to the rear. Easy access to open green areas to the front

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/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.