Best
Sales | Lettings | Short Stays

02828580400
enquiries@bestletsandsalesni.com









UPPER WATERLOO ROAD, LARNE

OFFERS OVER £129,950

Rarely do these particular semis come up for sale. Located uniquely just above the Coast Road - within 2 minutes walk you are at the Town Park and Highway to Health. Benefiting from large gardens, front rear and side and priced to encourage interest, early viewing is strongly recommended.

Recently updated with newly installed kitchen
Lounge
Kitchen with dining space
Rear porch / hallway
Downstairs toilet
Three Bedrooms
Family bathroom
Large enclosed gardens
Popular residential area located in a unique location with easy access to all the factory area has to offer yet minutes walk to the Main Coast, Parks, Leisure Centre etc
Must be viewed to appreciate

Ground Floor

Entrance hall
Spacious hall. Laminate wood flooring

WC
White low flush WC

Lounge
Good size bright room. Wood flooring. Inset nook for fireplace

Kitchen/Dining
Newly installed white gloss kitchen units and contrasting laminate work surfaces.
Electric hob and under oven with extractor over.
One and a half bowl stainless steel sink
Part tiled walls
Tiled flooring
lots of space open to dining side with continued tiled flooring
Door to:

Rear Porch
Excellent space. Built in units, space for appliances. Extraction and door to rear garden with further store.

FIRST FLOOR:

Bedroom 1

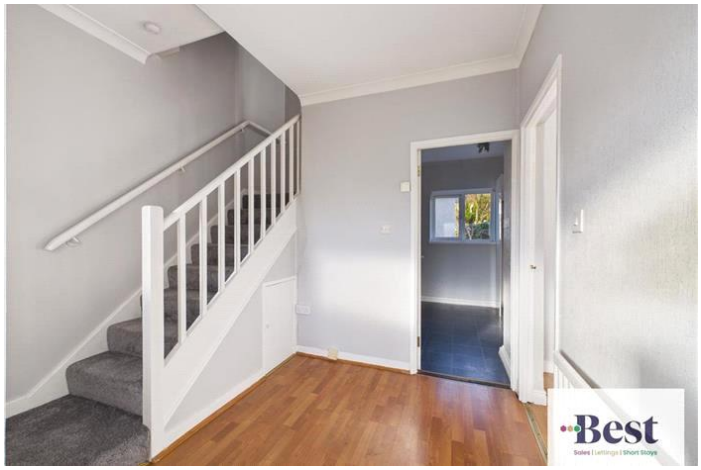
Bedroom 2

Bedroom 3

Bathroom
White suite comprising low flush WC, pedestal wash hand basin, Panelled bath with electric shower over and glass shower screen

Outside
Large garden area to front laid in lawn with a concrete path. Fully enclosed with front gates and leads to further side lawns.
There is a lot of space at this property and this is further evident to the rear with concrete patio and large lawn.
Ideal family home and may also have the potential to extend subject to necessary statutory approvals

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.



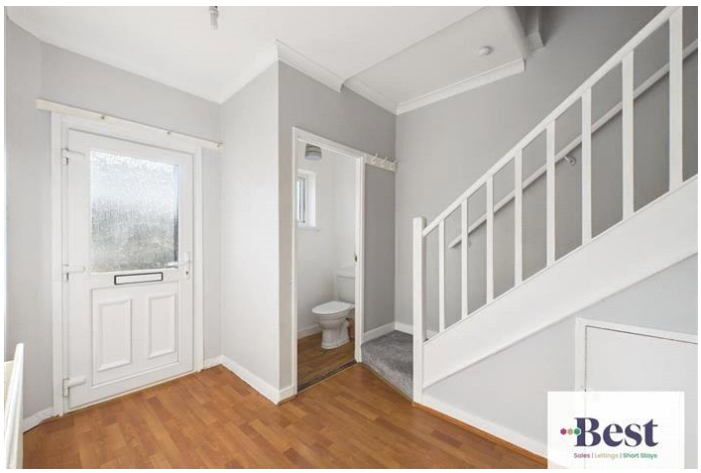








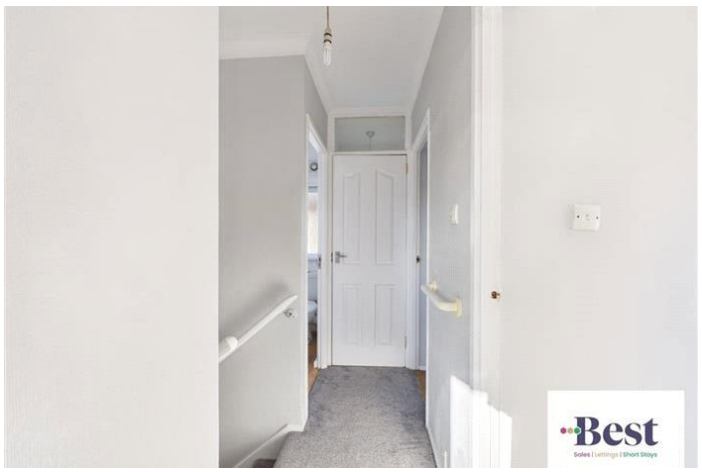
























Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.