

## BLACKTHORN RISE, LARNE

### OIRO £174,950

Well presented three bedroom Semi Detached house in the popular blackthorn rise development. Priced to sell - early viewing highly recommended.

Semi-Detached House  
Spacious Living Room  
Modern Family Kitchen/Diner  
Downstairs W/C  
Three Bedrooms Master Ensuite  
Family Bathroom  
Fully Enclosed Back Garden  
Off Street Parking  
Gas Heating

Parking options: Driveway  
Garden details: Enclosed Garden

#### **Entrance hall**

#### **Living room**

w: 3.51m x l: 5m (w: 11' 6" x l: 16' 5")

Beautifully presented living room with herringbone style grey laminate flooring.

#### **Kitchen/diner**

w: 3.39m x l: 5.8m (w: 11' 1" x l: 19' )

Stunning kitchen diner. A range of grey shaker style high and low level units. Grey and white marble effect worktops. Four ring gas hob with electric under oven and stainless steel extractor fan. Integrated washing machine, dishwasher and fridge freezer. Cupboard housing Ideal gas boiler. Herringbone grey wood effect laminate flooring. Ample space for dining table and sliding patio door to garden.

#### **WC**

w: 1.79m x l: 0.99m (w: 5' 10" x l: 3' 3")

White suite comprising of low flush w/c and pedestal wash hand basin.

#### **FIRST FLOOR:**

#### **Landing**

#### **Master bedroom**

w: 4m x l: 3.57m (w: 13' 1" x l: 11' 9")

Good sized double room with en-suite.

#### **En-suite**

w: 0.89m x l: 2.79m (w: 2' 11" x l: 9' 2")

White suite comprising of low flush w/c and pedestal wash hand basin. Thermostatically controlled shower unit with glass doors and black pvc panelling.

#### **Bedroom 2**

w: 4.41m x l: 3.06m (w: 14' 6" x l: 10' )

Double bedroom

#### **Bedroom 3**

w: 3.27m x l: 2.62m (w: 10' 9" x l: 8' 7")

Good single room

#### **Front Garden**

#### **Outside**

Front garden with Tarmac driveway and lawn.

Fully enclosed private back garden laid to lawn with patio paving area.

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.



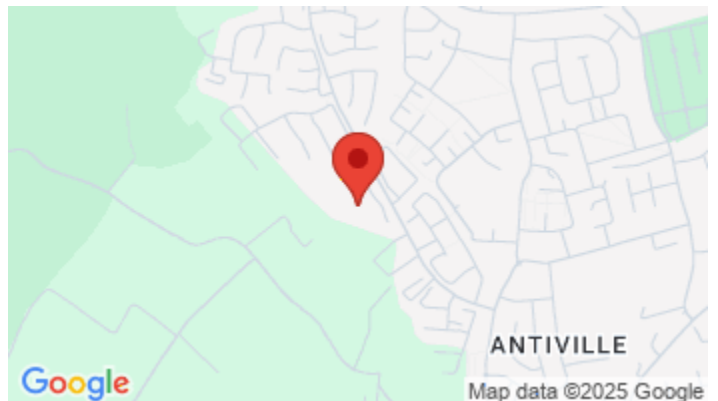




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		84	84

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.