

# 02828580400

# enquiries@bestletsandsalesni.com





# PORTER GREEN AVENUE, LARNE OFFERS OVER £159,950

Excellent property on a large corner site in Porter Green Avenue. Sought after location with green opposite and this plot is set back with good garden space and privacy to the rear. Well presented three bed house Lounge Kitchen/ dining with Patio doors to rear garden Downstairs WC Master Bedroom ensuite PVC double glazing Gas heating End of cul de sac location

Electricity supply: Mains Heating: Gas Mains Water supply: Mains Sewerage: Mains

# **Entrance hall**

w: 2.02m x l: 5.29m (w: 6' 8" x l: 17' 4")
Spacious entrance hall with tiled flooring

# Living room

w: 3.48m x l: 4.59m (w: 11' 5" x l: 15' 1")

large bright living room with laminate wood flooring and feature fireplace

### Kitchen

w: 2.97m x I: 5.68m (w: 9' 9" x I: 18' 8")

Generous bright modern kitchen/diner with a range of cream gloss high and low level units.

Laminate wood effect worktops.

Four ring glass hob with electric under oven and stainless extractor fan.

Space for fridge/freezer and washing machine.

Tiled floor. Patio doors to garden

#### WC

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

#### **Bedroom 1**

w: 3.17m x I: 3.59m (w: 10' 5" x I: 11' 9")

great double with ensuite

# Bedroom 2

w: 3.09m x l: 3.61m (w: 10' 2" x l: 11' 10")

# **Bedroom 3**

w: 2.34m x I: 2.28m (w: 7' 8" x I: 7' 6")

# Bathroom

w: 2.42m x I: 2.45m (w: 7' 11" x I: 8')

beautiful bathroom with white suite comprising of low flush WC, pedestal wash hand basin, corner bath, separate shower, tiled floor.

# **Front Garden**

tarmac driveway with space for 2 cars and well maintained front lawn.

# Rear Garden

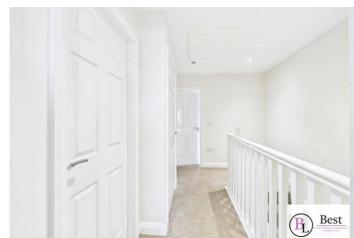
Front gardens tarmac driveway with space for 2 cars and well maintained front lawn.

Generous corner site.

Enclosed rear garden laid to lawn with patio area.

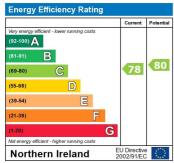
PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct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











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.

