

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

**SSTC**

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 l: 5.68m (w: 9' 9" x l: 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 l: 3.59m (w: 10' 5" x l: 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 l: 2.28m (w: 7' 8" x l: 7' 6")

#### **Bathroom**

w: 2.42m x l: 2.45m (w: 7' 11" x l: 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.












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>	78	80
(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>	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.