

WALNUT ROAD, LARNE OFFERS OVER £159,950

Well presented three bed semi-detached house in a popular residential area of Larne. Easy access to local amenities and bus routes.

Three bedroom semi-detached house

Living Room

Dining Room

Kitchen

W/C

Heating: Oil

Entrance hall

w: 1.96m x l: 3.35m (w: 6' 5" x l: 11')

lovely bright spacious hallway leading to kitchen.

Living room

w: 4.48m x l: 4.44m (w: 14' 8" x l: 14' 7")

large bright spacious room with fireplace, large window to front garden and laminate flooring.

Kitchen

w: 3.25m x l: 2.63m (w: 10' 8" x l: 8' 8")

Modern and bright kitchen with white gloss units and laminate work surfaces. Four ring ceramic hob with electric under oven and stainless steel extractor fan. White/grey/red feature tile splash back.

Space for washing machine and fridge freezer.

Dining

w: 3.36m x l: 3.17m (w: 11' x l: 10' 5")

separate dining with laminate flooring and patio doors leading out to back garden.

WC

downstairs WC

FIRST FLOOR:

Bedroom 1

w: 3.88m x l: 3.57m (w: 12' 9" x l: 11' 9")

large bright double window with ensuite

Bedroom 2

w: 3.88m x l: 2.97m (w: 12' 9" x l: 9' 9")

laminate flooring

Bedroom 3

w: 2.94m x l: 2.59m (w: 9' 8" x l: 8' 6")

laminate flooring

Bathroom

w: 2.69m x l: 2.59m (w: 8' 10" x l: 8' 6")

White suite comprising of low flush w/c, pedestal wash hand basin and panelled bath. Thermostatically controlled over shower and glass shower screen. White and grey marble effect pvc wall splash back.

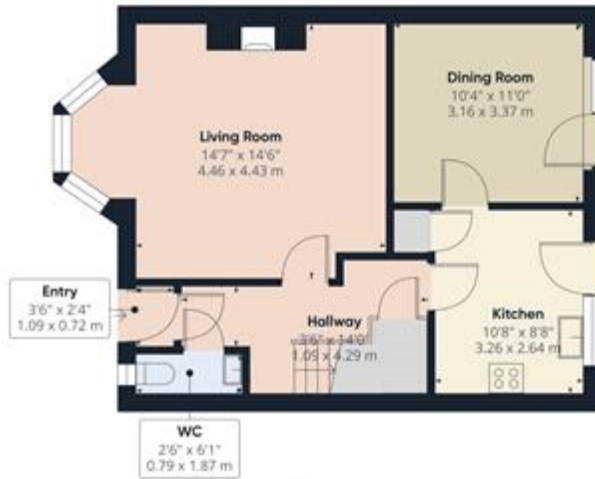




Floor 0



Floor 1



Floor 0



Floor 1

Best

Approximate total area*
105.26 m²
1130.00 sq ft

Information on the energy performance of this building can be found in the Energy Performance Certificate (EPC) for this building. The EPC is available to view on the EPC Register at www.epcregister.com. The EPC is valid for 10 years from the date of issue.

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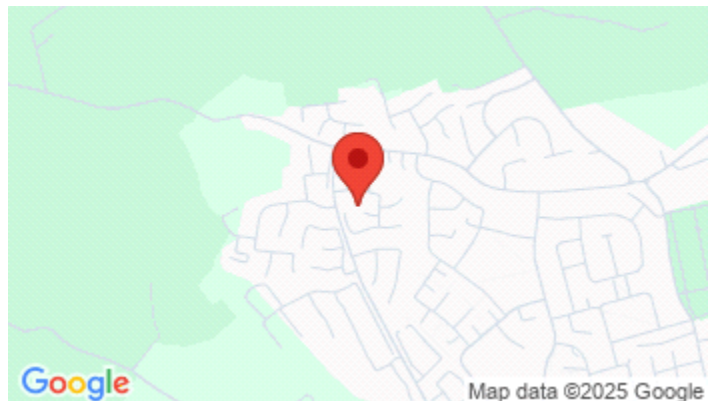
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 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/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.