

BANK ROAD, LARNE OFFERS OVER £55,000

SSTC

Two bedroom property close to the town and all the amenities.
Close to the bus station, shops, parks and schools.
For sale by Best Lets & Sales NI in partnership with GoGoGone Auctions.

Popular residential area close to all the amenities of the town.

Mid Terrace

Large Living room

Extended lean to kitchen

Two bedrooms

Bathroom

Solid Fuel / back boiler heating

ideal investment property

Parking options: On Street

Electricity supply: Mains

Heating: Open Fire

Water supply: Mains

Entrance hall

Entrance hall to front with laminate flooring leading into livingroom.

Living room

w: 5.83m x l: 3.65m (w: 19' 2" x l: 12')

Bright living room with laminate flooring leading to kitchen.

Kitchen

w: 3.45m x l: 2.11m (w: 11' 4" x l: 6' 11")

High and low level units. Tiled floor and part tiled walls.

FIRST FLOOR:

Bedroom 1

w: 3.67m x l: 3.43m (w: 12' x l: 11' 3")

Large front bedroom

Bedroom 2

w: 3.46m x l: 2.12m (w: 11' 4" x l: 6' 11")

Good size 2nd bedroom to rear

Bathroom

w: 2.34m x l: 1.73m (w: 7' 8" x l: 5' 8")

White suite comprising low flush WC, pedestal wash hand basin with panelled bath and overhead shower.

Outside

Enclosed rear yard 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.

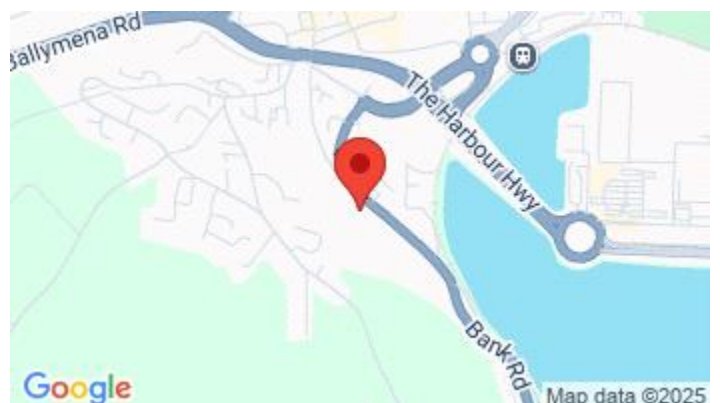




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		43	55

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.