

13 Garron Crescent, Larne, BT40 2AT



- Semi Detached
- 3 Bedrooms
- 1+ Receptions
- Open Plan Kitchen With Dining Aspect
- Shaker Kitchen In Oxford Blue Finish
- Extensive Private Garden To Rear
- Detached Garage With Private Driveway
- Excellent First Time Buy
- PVC Double Glazed Windows
- Oil Fired Central Heating

PRICE Offers Over £125,000

Positioned with a popular residential location this three bedroom semi detached is a perfect purchase for first time buyers and downsizers alike. Enjoying an extensive mature rear garden and a detached garage with private driveway the property also benefits from PVC double glazing and oil fired central heating. With a high level of interest expected an early viewing is recommended.

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ACCOMMODATION

GROUND FLOOR

PVC front door into:-

ENTRANCE HALL

Understairs storage cupboard.

LOUNGE 14'4" x 11'9"

Attractive tiled fireplace with painted wooden surround. Open plan through to:-

OPEN PLAN KITCHEN WITH LIVING/ DINING ASPECT 21'6" x 10'7"

Equipped with a range of high and low lever shaker style fitted units in Oxford blue finish with contrasting hardwood work surfaces. Integrated eye level oven with separate 4 ring hob and overhead extractor fan housed in colour coded canopy. Single drainer sink unit with swan neck mixer tap. Plumbed for washing machine. Fixed raised breakfast bar for casual dining.

FIRST FLOOR

BEDROOM 1 14'6" x 8'9"

Laminate plank flooring. Views over gardens.

BEDROOM 2 10'6" x 9'3"

Laminate flooring.

BEDROOM 3 12'0" x 10'6"

At max. Presently used as home office.

FAMILY BATHROOM

Comprising pedestal wash hand basin, panelled bath with telephone shower attachment and low flush w.c.

OUTSIDE

Hardlandscaped garden to front finished in pink stones.

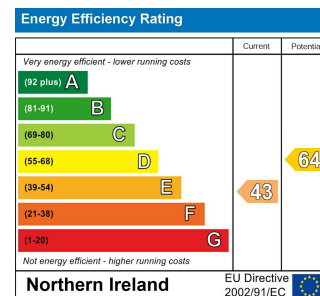
Private driveway to front for off street parking with ample parking for a number of vehicles leading to Detached garage.

Extensive private garden to rear in lawn screened by perimeter fence and mature hedgerow.

Open covered pergola perfect for summer evenings.

DETACHED GARAGE 21'7" x 10'8"

Up and over door. Power and light.



IMPORTANT NOTE TO ALL PURCHASERS:

We have not tested any of the systems or appliances at this property.



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