

## EXCHANGE ROAD, LARNE

### OIRO £119,950

Excellent extended Semi Detached property in Larne Town Centre.

One minute walk (if even) to Main Street. Close to Train and Bus stations with a bus stop almost opposite. Walking distance to many Schools and Churches. This will appeal to a wide variety of purchasers

Extended Semi detached  
Bright and spacious  
Two living rooms  
Kitchen with dining space  
Three Good size Bedrooms  
White PVC double glazing  
Gas heating  
Excellent Town Centre location

## **Ground Floor**

### **Entrance hall**

Entrance Porch opening into a bright hall with grey wood effect flooring

### **Living room**

Fab room with bay window. Lots of light. Large fresh space

### **Family Room**

w: 3.34m x l: 3.24m (w: 10' 11" x l: 10' 8")

Another good size living room. Located between kitchen and front lounge so it could easily be opened in either direction for open plan living. Presented currently as an individual room for those who prefer two living spaces

### **Kitchen**

w: 4.7m x l: 2.58m (w: 15' 5" x l: 8' 6")

Extended very spacious kitchen. Excellent range of high and low level units and space for cooker, extraction and appliances. Ample room for dining. Under stairs storage.

Dual windows and half glazed white PVC door continue the bright, light feel evident throughout the home.

## **FIRST FLOOR:**

### **Bedroom 1**

w: 4.37m x l: 3.34m (w: 14' 4" x l: 10' 11")

### **Bedroom 2**

w: 3.3m x l: 2.58m (w: 10' 10" x l: 8' 6")

### **Bedroom 3**

w: 2.57m x l: 2.06m (w: 8' 5" x l: 6' 9")

### **Bathroom**

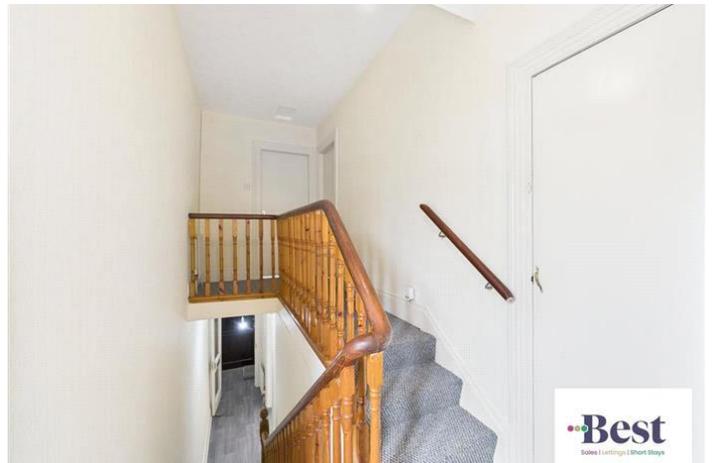
White suite comprising low flush WC, pedestal wash hand basin and panelled bath with electric shower over. Tiled walls

### **Outside**

Front garden laid in stone with boundary wall, gate and concrete path

Rear concrete yard accessed from Kitchen leading to further fenced area and storage.

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-) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>76</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/fitings 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.