

## ARGYLL AVENUE, LARNE

### OIRO £154,950

**SSTC**

Fantastic modern Semi Detached property with a Garage in this popular residential area. Well finished throughout. Good gardens to front and rear with ample parking. Minutes from bus stops, schools and all local amenities. Early viewing highly recommended.

Very well presented Semi Detached  
Lounge  
Open plan kitchen Dining  
Three bedrooms  
Shower Room  
Detached Garage  
Good drive way  
Attractive tiered paved Rear Garden  
Early viewing highly recommended

Parking options: Driveway  
Heating: Oil

## **Ground Floor**

### **Entrance hall**

### **Living room**

w: 3.92m x l: 3.8m (w: 12' 10" x l: 12' 6")

Bright and spacious living area converted for open plan access into dining/ kitchen area. Wood effect laminate flooring.

### **Kitchen/diner**

w: 4.98m x l: 3.54m (w: 16' 4" x l: 11' 7")

Modern bright open plan kitchen/ diner with great range of high and low level gloss white units. Four ring electric hob, built in under oven, stainless steel extractor and sink with built in fridge/ freezer. Wood effect laminate flooring continuing from living area. Door to rear garden

## **FIRST FLOOR:**

### **Landing**

Access to attic

### **Bedroom 1**

w: 3.87m x l: 2.87m (w: 12' 8" x l: 9' 5")

Large double room with built in wardrobe.

### **Bedroom 2**

w: 2.97m x l: 2.95m (w: 9' 9" x l: 9' 8")

Another good double. Wood effect laminate flooring

### **Bedroom 3**

w: 2.96m x l: 2.05m (w: 9' 9" x l: 6' 9")

### **Bathroom**

w: 1.97m x l: 1.86m (w: 6' 6" x l: 6' 1")

Modern white suite featuring low-flush WC, vanity sink unit with mixer tap. Quadrant shower enclosure with electric shower and panelled walls.

### **Garage**

w: 6.66m x l: 3.45m (w: 21' 10" x l: 11' 4")

extra sized garage space with light and power. Oil Boiler

### **Outside**

Good sized front garden laid in lawn with side driveway providing ample off street parking and access to a detached garage.

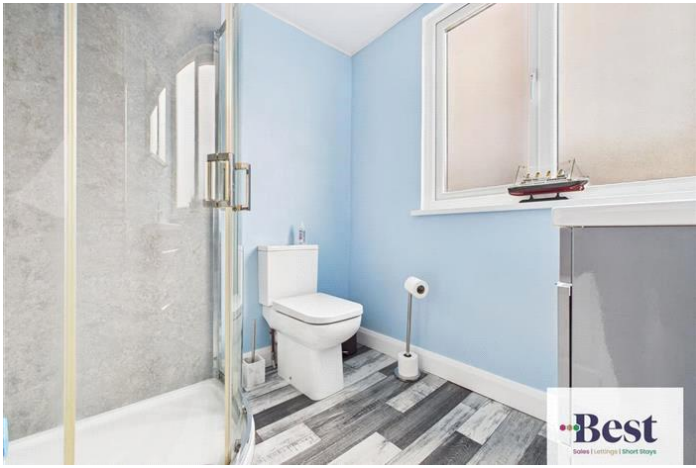
Attractive low maintenance rear garden laid in tiered paving, and steps leading to a well finished raised stone area. Ideal entertaining spot.

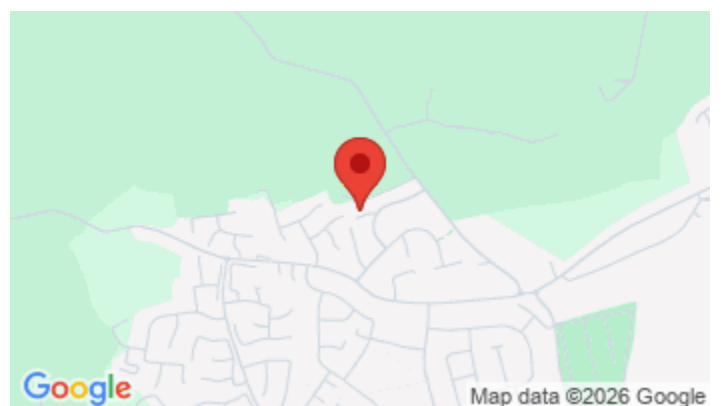
PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.











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.