

## LORAN ROAD, LARNE OIRO £104,950

**SSTC**

A well presented three bedroom End-Terrace in a popular residential area. Minutes walk to schools, shops bus stops and all local amenities. Early viewings recommended.

End Terrace  
Three good size bedrooms  
Two bathroom  
Kitchen/ dining with access to rear garden  
Oil Heating  
Fully enclosed rear garden  
Close to shops, schools, buses and all local amenities

Electricity supply: Mains  
Heating: Oil  
Water supply: Mains  
Sewerage: Mains

Garden details: Enclosed Garden, Private Garden, Rear Garden  
Electricity supply: Mains  
Heating: Oil  
Water supply: Mains  
Sewerage: Mains

### **Entrance hall**

Bright hallway with vinyl flooring, wooden panelled walls

### **Living room**

w: 4.21m x l: 3.01m (w: 13' 10" x l: 9' 11")  
Spacious living room with vinyl flooring.

### **Kitchen/diner**

w: 6.32m x l: 2.66m (w: 20' 9" x l: 8' 9")  
Modern L shaped kitchen with good range low level units. Features integrated oven/ hob, fridge freezer, tall larder and space for an under-counter dish washer. Follows into an open plan dining area with rear garden access via french doors.

### **WC**

Modern white suite comprising of a low flush wc and vanity unit with mixer tap.

### **FIRST FLOOR:**

#### **Landing**

#### **Bedroom 1**

w: 3.26m x l: 3.01m (w: 10' 8" x l: 9' 11")

#### **Bedroom 2**

w: 3.86m x l: 2.68m (w: 12' 8" x l: 8' 10")

#### **Bedroom 3**

w: 3m x l: 2.03m (w: 9' 10" x l: 6' 8")

#### **Bathroom**

w: 2.38m x l: 1.71m (w: 7' 10" x l: 5' 7")

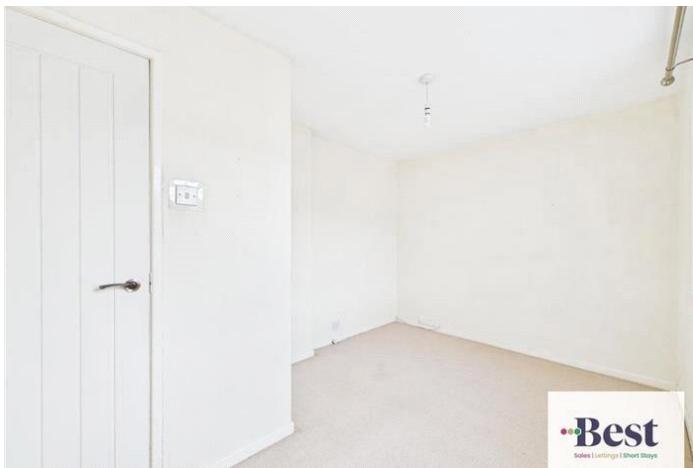
Bright bathroom with tiled flooring and skirting, featuring a modern white suite comprising of low flush wc, vanity unit with mixer tap, large mirror and spacious shower enclosure with electric shower and panelled walls.

#### **Outside**

Well maintained front garden with path to front door. Plenty of space to add off street parking (if wanted). Side access for rear garden.

Fully enclosed rear garden with paved area leading to raised a raised laid in lawn. Generous sized plot featuring an outbuilding for 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.







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.