



## A NEWINGTON AVENUE, LARNE

### £109,950

Well presented three-bedroom, three storey terraced house in a popular residential area. Situated close to Larne town centre and all local amenities.

Full details and pics to follow - register your interest now

Living room with Bay Window  
Spacious Kitchen/Diner  
Three Bedrooms over 2 floors  
Family Bathroom  
Enclosed rear garden  
Gas Heating  
Shops and schools in immediate vicinity  
Minutes walk to Town Park and out to Main Coast Road

Garden details: Enclosed Garden, Front Garden, Rear Garden

#### **Front Garden**

Enclosed with a path and bedding area.

#### **Front Porch**

w: 0.95m x l: 1.54m (w: 3' 1" x l: 5' 1")

Porch

#### **Living room**

w: 4.1m x l: 7.12m (w: 13' 5" x l: 23' 4")

Bright living room with a bay window leading into the kitchen/dining room

#### **Kitchen/Dining**

w: 4.08m x l: 4.2m (w: 13' 5" x l: 13' 9")

Well proportioned kitchen with sliding glass doors to rear fully enclosed garden, double glaze white PVC. A good range of high and low level units, laminated worktop, four ring electric hob, electric under oven, space for washing machine and dishwasher, gas boiler.

#### **Landing**

##### **Bedroom 1**

w: 2.35m x l: 3.15m (w: 7' 9" x l: 10' 4")

Good sized single

##### **Bedroom 2**

w: 3.13m x l: 4.12m (w: 10' 3" x l: 13' 6")

Spacious double bedroom

##### **Bedroom 3**

w: 3.08m x l: 4.4m (w: 10' 1" x l: 14' 5")

Very good size double bedroom, freshly painted, bright

#### **Bathroom**

w: 1.86m x l: 2.6m (w: 6' 1" x l: 8' 6")

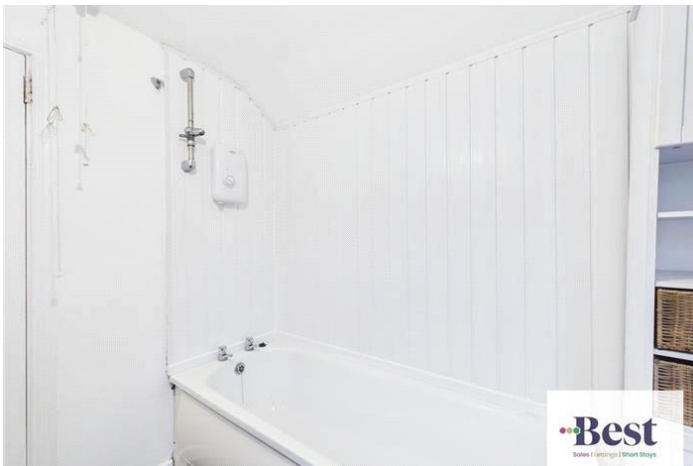
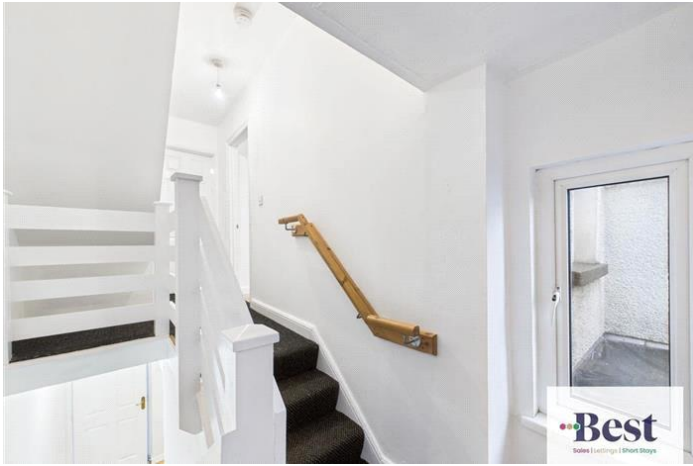
White suite comprising of low flush W/C, pedestal wash hand basin and panelled bath with electric over shower. PVC panelled walls and tile effect vinyl flooring.

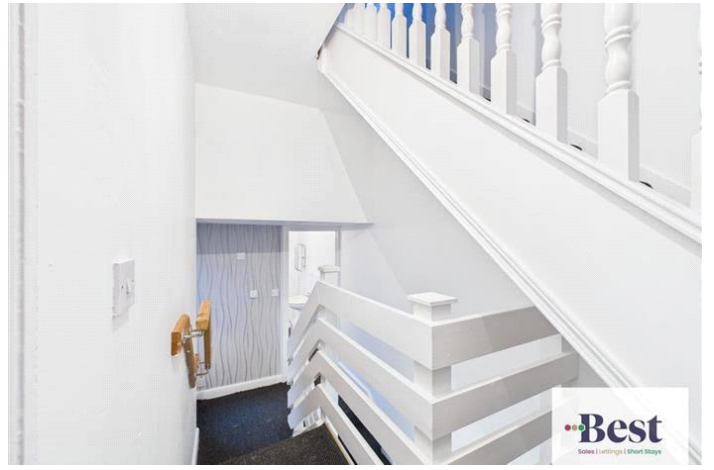
#### **Rear Garden**

w: 2.43m x l: 6.6m (w: 8' x l: 21' 8")

Fully enclosed and paved rear garden area with shared lane to back alley.

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.







-Best



-Best



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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.