

GREEN DRIVE, LARNE OFFERS OVER £109,950

SSTC

Very deceptively spacious three bedroom house in Green Drive.
Excellent location right beside main bus stops and minutes from shops, schools and all local amenities.

Mid Terrace
Lounge
Kitchen / Dining
Three good size bedrooms
Shower room
Gas Heating
PVC double glazing
Front and rear gardens.
Excellent first time buyer or investor purchase

Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Ground Floor

Entrance hall

White PVC door.
Laminate wood flooring. Stairs to first floor.

Lounge

w: 4.85m x l: 2.68m (w: 15' 11" x l: 8' 10")
Lovely large room with square bay window. Laminate wood flooring.

Kitchen/Dining

w: 5.85m x l: 3.02m (w: 19' 2" x l: 9' 11")
at widest points. excellent range of high and low level cream units with contrast wood block work surfaces. Four ring hob, built in under oven and extraction. Space for fridge freezer, space and plumbed for appliances. Ample space for Dining. Tiled flooring.
Under stairs storage.
Door to rear garden

FIRST FLOOR:

Landing

access to attic

Bedroom 1

w: 4.69m x l: 2.6m (w: 15' 5" x l: 8' 6")
at widest point.
Very good size double.
Built in storage

Bedroom 2

w: 3.59m x l: 2.68m (w: 11' 9" x l: 8' 10")
great size double.
Built in storage

Bedroom 3

w: 2.91m x l: 2.24m (w: 9' 7" x l: 7' 4")

Shower Room

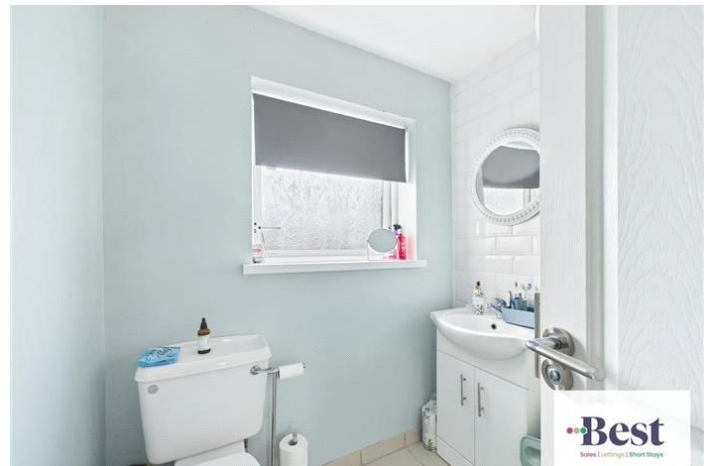
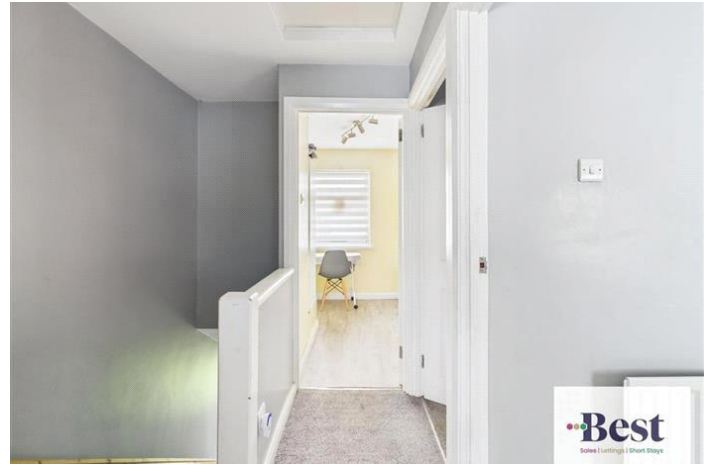
w: 1.79m x l: 1.68m (w: 5' 10" x l: 5' 6")
white suite comprising low flush WC vanity sink unit, corner quadrant shower cubicle with Triton Electric shower and glass doors.
PVC panelling. Tiled splash back at sink

Outside

Front garden
Laid in lawn with concrete path.

Rear garden
Concrete patio area leading to lawn.
Outhouse with boiler.
Gate to side walkway.

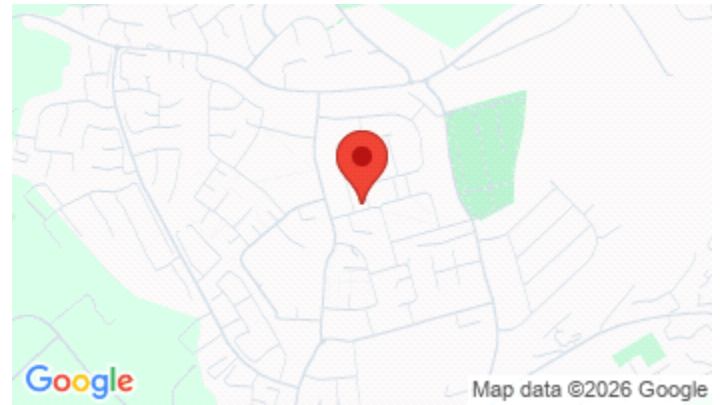
PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		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/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.