

## MILL ROAD, LARNE OFFERS OVER £149,950

Very well maintained and deceptively spacious semi-detached property located in on an elevated position over Larne Town. Very seldom do properties on this street come to market therefore early viewing is highly recommended.

Semi-Detached  
Large living room  
Generous Kitchen Dining space  
3 Bedrooms  
Integral garage  
Fully enclosed front and rear gardens  
Very well decorated / maintained  
Easy Access to local schools, shops, public transport.

Parking options: Driveway, Garage, Off Street  
Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden  
Electricity supply: Mains  
Heating: Oil  
Water supply: Mains  
Sewerage: Mains

#### **Entrance hall**

Bright entrance hallway with Mahognany PVC front door.

#### **Living room**

w: 4.84m x l: 4.22m (w: 15' 11" x l: 13' 10")

Good sized bright living room with feature fireplace. Access to under-stairs storage.

#### **Kitchen/Dining**

w: 5.2m x l: 3.04m (w: 17' 1" x l: 10' )

Good range of high and low level units. Features a breakfast bar, integrated electric oven with 4-ring electric hob, built in fridge and space for a washer / dryer. Tiled flooring. Side door giving access to integral garage.  
Dining area with french doors leading out to raised patio area. Wood effect flooring.

#### **FIRST FLOOR:**

##### **Landing**

Access to attic and hotpress.

##### **Bedroom 1**

w: 3.22m x l: 3.29m (w: 10' 7" x l: 10' 10")

Good sized double bedroom with built in wardrobe space, situated to the rear of the property overlooking the back garden.

##### **Bedroom 2**

w: 3.88m x l: 2.54m (w: 12' 9" x l: 8' 4")

Double bedroom with wood effect flooring and built in wardrobe.

##### **Bedroom 3**

w: 2.56m x l: 2.13m (w: 8' 5" x l: 7' )

Good sized single room with wood effect flooring and integrated storage cupboard above stair box.

##### **Bathroom**

w: 2.07m x l: 1.88m (w: 6' 9" x l: 6' 2")

Bright bathroom. White suite comprising of low flush WC, heritage vanity unit with stainless steel taps. Large shower enclosure with electric shower and tiled walls. Tile effect flooring with half panelled / half tiled walls.

##### **Garage**

w: 6.39m x l: 3.54m (w: 21' x l: 11' 7")

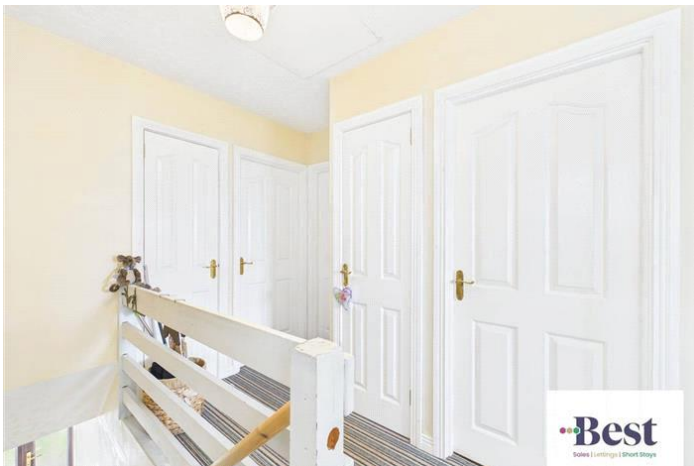
Good size integral garage with roller shutter door, light and power.  
Oil boiler.

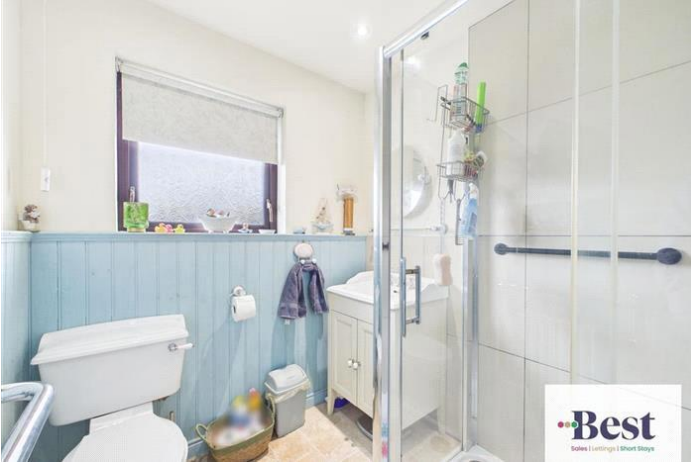
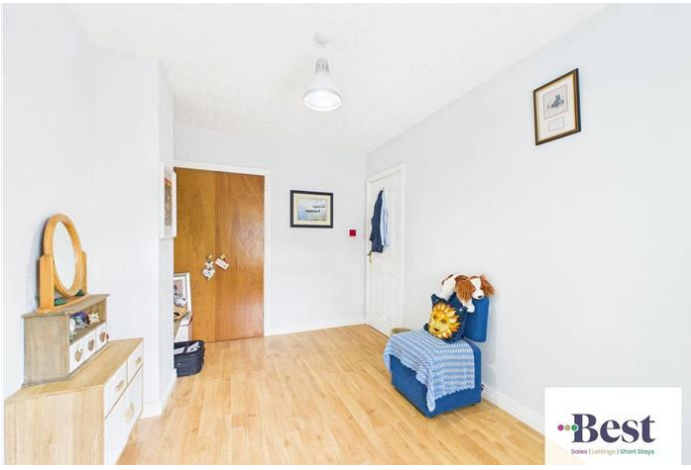
##### **Outside**

Fully enclosed gated front garden with tarmac driveway, grass area and paved seating area. Mature bushes and shrubs providing privacy from street.

Established, well maintained and fully enclosed rear garden. Feature decorative stone areas, decking and a raised patio. Private garden with mature bushes.

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

Approximate total area:  
1000 sq ft

Information provided for information only. It is not intended to be used as a basis for any legal or financial decision. The information is provided on an 'as is' basis and is not guaranteed.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		53	71

**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.