



opportunity knocks

17 kent avenue larne

tel 028 28276060

www.independenthomes.eu









£49950





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potentia	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions			
(92-100) А			(92-100)			
(81-91) B			(81-91)		88	
(69-80)			(69-80)			
(55-68)			(55-68)			
(39-54)		53	(39-54)			
(21-38)	26		(21-38)			
(1-20)			(1-20) G	17		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions			

Your first home

OR

If you have given any thought to investment, this could also be

an ideal property.

Lets go inside		
ENTRANCE HALL		
LOUNGE	12'2" x 9'0"	(3.70m x 3.00m)
KITCHEN	12'9" x 7'9"	(3.89m x 2.36m)
BEDROOM	11'1" x 9'11"	(3.37m x 3.01m)
Bright and fresh.		
BEDROOM	8'11" x 6'5"	(2.72m x 1.96m)
BATHROOM	6'6" x 5'5"	(1.84m x 1.66m)
White suite. Partial tiling		
Open fire heating		
Garden front and rear		

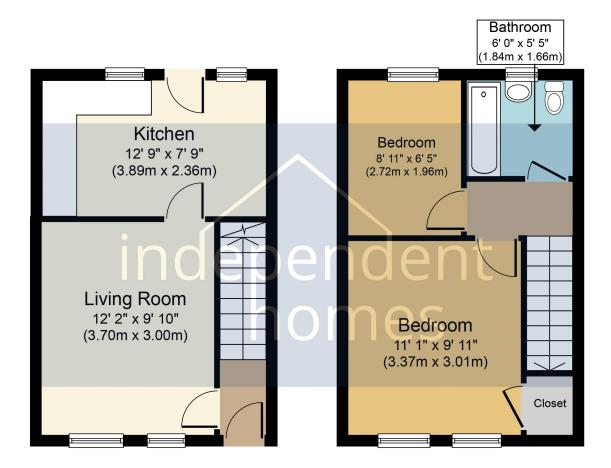
It could be a lovely home

or excellent investment property. So handy to Larne Main Street, shopping and school.

Easy access to main transport route to Belfast etc.

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Ground Floor Approximate Floor Area 258 sq. ft. (24.0 sq. m.)

First Floor Approximate Floor Area 258 sq. ft. (24.0 sq. m.)

Approx. Gross Internal Floor Area 517 sq. ft. / 48.0 sq. m.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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