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.co.uk

66 Blackthorn Rise, Larne, BT40 2HJ

Offers Around £184,500

FEATURES

- **CONTEMPORARY STYLE SEMI DETACHED VILLA**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **DOWNSTAIRS GUEST W.C.**
- **LOUNGE - HERRINGBONE WOOD FLOORING**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **FAMILY BATHROOM - WHITE SUITE**
- **THREE BEDROOMS**
- **ENSUITE SHOWER ROOM**
- **SPACIOUS REAR GARDEN WITH PATIO FEATURE**
- **FRONT GARDEN IN LAWN**
- **POPULAR RESIDENTIAL LOCATION**

Presented and decorated to a high standard throughout, it is a pleasure to offer for sale, this contemporary style semi detached villa.

Of recent construction, the property is situated in a popular residential location, and affords comfortable living accommodation, which comprises of a lounge, modern fitted kitchen with integrated appliances, casual dining area, downstairs guest W.C., bathroom with modern white suite, three bedrooms and ensuite shower room.

Externally, the property has an easily managed and maintained front garden in lawn and, to the rear, a spacious enclosed garden in lawn with feature patio.

Highly recommended, viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

Floor tiling.

GUEST W.C.:

Incorporating W.C. and wash hand basin.

LOUNGE:

Herringbone wood flooring.

KITCHEN/DINING ROOM:

A modern range of fitted upper and lower level units.

Integrated hob, oven and stainless steel canopy style extractor fan. Floor tiling. Spot lighting. Casual dining area with patio door feature.

First Floor

LANDING:

Hotpress.

BEDROOM (1):

ENSUITE SHOWER ROOM:

Modern white suite incorporating W.C., wash hand basin and separate shower cubicle.

BEDROOM (2):

BEDROOM (3):

BATHROOM:

Modern white suite incorporating W.C., vanity wash hand basin and panelled bath. Spot lighting.

Outside

GARDENS:

Good sized rear garden in lawn with patio feature.

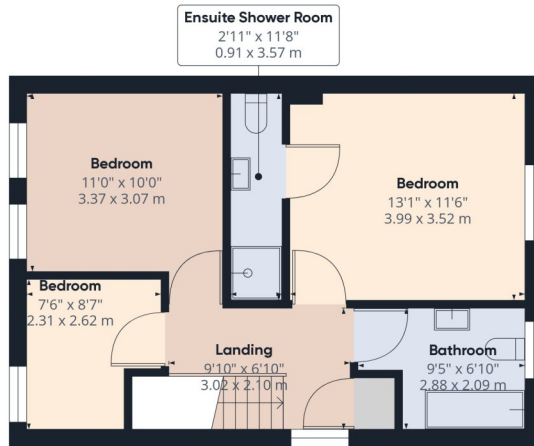
Front garden in lawn.

Spacious tar mac driveway.





Floor 0



Floor 1

Approximate total area¹⁾
 984.9 ft²
 91.5 m²

Reduced headroom
 2.91 ft²
 0.27 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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