

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>83</b>	<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



3 The Highways, Larne

Offers in the region of:  
**£174,950**

reedsrains.co.uk

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**Entrance Hall**

Tiled floor.

**Cloakroom/WC**

WC and wash hand basin. Block tiled floor.

**Lounge**

12'7" x 11'2" (3.84m x 3.4m)

Tiled floor.

**Kitchen/Dining Area**

17'9" x 10'8" (5.4m x 3.25m)

Modern range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Built in hob and oven. Extractor fan. Part tiled wall and tiled floor. Spotlights. PVC double glazed French doors to rear garden.

**Utility Room**

Plumbed for washing machine. Tiled floor.

**First Floor Landing**

Feature stair lighting. Spotlights.

**Master Bedroom**

13'6" x 10'7" (4.11m x 3.23m)

**En-Suite Shower Room**

White suite comprising shower cubicle with wall mounted rain head shower and shower attachment, vanity and low flush wc. Tiled floor.

**Bedroom 2**

10'6" x 9'3" (3.2m x 2.82m)

**Bedroom 3**

10'9" x 8'2" (3.28m x 2.5m)

**Bathroom**

Contemporary white suite comprising panelled bath, vanity unit and low flush wc. Heated towel rail. Spotlights. Part tiled walls and tiled floor.

**Front Garden**

Laid in lawn.

**Rear Garden**

Large enclosed rear garden laid in lawn with paved patio area. Aluminum Garage 22'1" x 11'5".

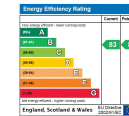
**Driveway Parking**

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements  
All Measurements are Approximate.

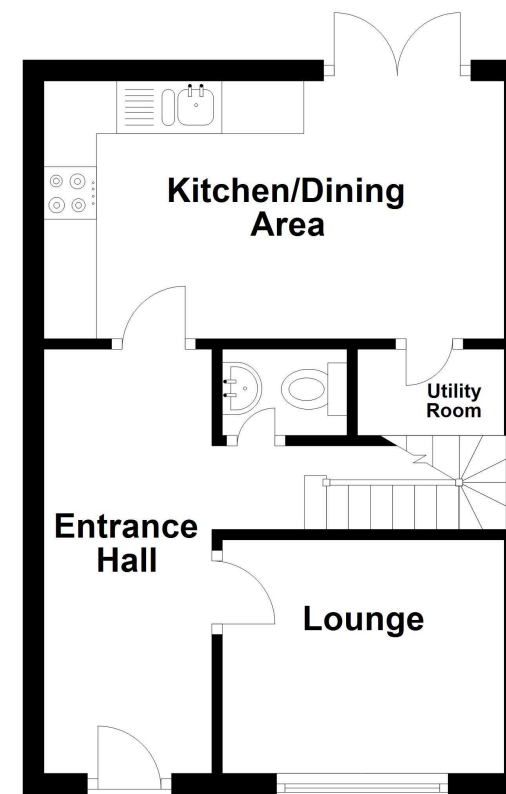
Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.

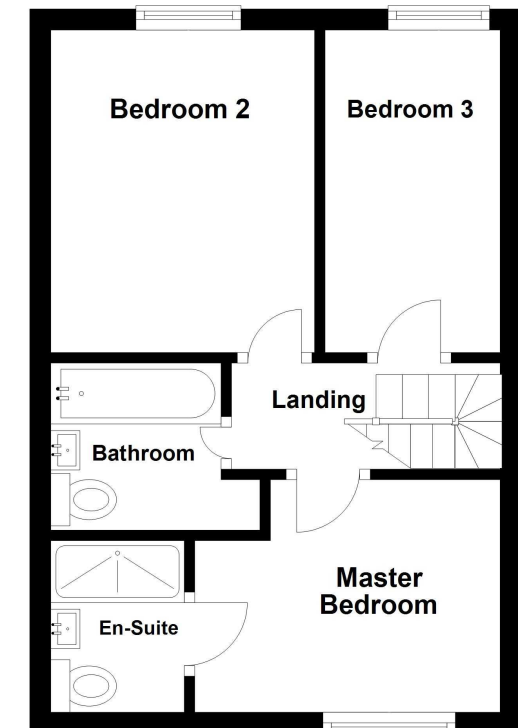


For full EPC please contact the branch.

**Ground Floor**



**First Floor**



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](http://reedsrains.co.uk)