

## SALLAGH PARK NORTH, LARNE OFFERS OVER £104,950

A three bedroom mid terraced home in a sought after location right beside schools, easy walk to larne town centre and all local amenities

A great three bedroom mid-terrace home

Spacious living room

Good sized kitchen

Downstairs Bathroom with separate shower cubicle

3 Bedrooms

Off street parking

OFCH

Sought after location right beside schools, easy walk to larne town centre and all local amenities

Heating: Oil

#### **Entrance hall**

Laminate wood flooring. Under stairs storage space.

#### **Living room**

w: 3.87m x l: 3.83m (w: 12' 8" x l: 12' 7")

Laminate wood flooring. Fireplace with space for inset

#### **Kitchen**

w: 3.04m x l: 2.29m (w: 10' x l: 7' 6")

Range of high and low level units 4 ring hob with under oven and extraction. Door to rear garden. Laminate wood flooring

#### **Bathroom**

w: 2.48m x l: 1.86m (w: 8' 2" x l: 6' 1")

white suite comprising low flush WC, pedestal wash hand basin, panelled bath. Separate shower cubicle with thermostatically controlled shower. Tiled flooring. Part tiled walls

#### **Landing**

Access to attic

#### **Bedroom 1**

w: 4.84m x l: 2.87m (w: 15' 11" x l: 9' 5")

Great size double. Built in storage

#### **Bedroom 2**

w: 3.36m x l: 2.54m (w: 11' x l: 8' 4")

another good size room

#### **Bedroom 3**

w: 2.81m x l: 2.33m (w: 9' 3" x l: 7' 8")

#### **Rear Garden**

Concrete patio area leading to Lawn.

Oil boiler. Out building.





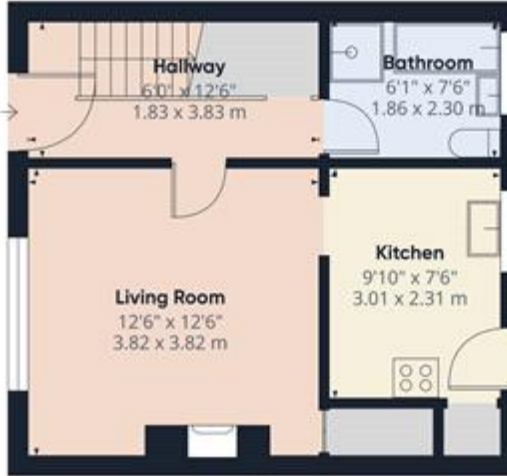
Floor 0



Floor 1



Floor 1



Floor 0



Approximate total area\*  
11,28 m<sup>2</sup>  
120,20 m<sup>2</sup>

Information on the energy performance of the building is provided in the Energy Performance Certificate (EPC) for this property. The EPC is available to view on the RICS website at <https://www.rics.org.uk/energy-performance-certificates>.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</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			
<b>Northern Ireland</b>		40	59

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.