



GARDENMORE PLACE, LARNE OFFERS OVER £79,950

SSTC

Excellent End Terrace close to town centre and all local amenities
Well maintained house and good back garden with storage
Currently there is a tenant who would be happy to continue to rent if purchased by an investor.

End Terrace
Good size lounge
Kitchen with space for table also
Two decent sized bedrooms
Bathroom with white suite
Enclosed rear garden with outbuilding / stores
Town centre location
Gas heating
PVC double glazing
Great investor or first time buyer purchase alike.

Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Entrance hall

Living room

w: 3.32m x l: 3.81m (w: 10' 11" x l: 12' 6")
A lovely sized living room
Feature fireplace with black tiled hearth (closed at present)
Laminate wood flooring

Kitchen

w: 2.42m x l: 4.38m (w: 7' 11" x l: 14' 4")
A range of high and low level laminate cupboards with laminate worktop
Space for washing machine, cooker and fridge freezer
Stainless steel extractor fan
Tiled flooring
Space for dining table
Door to rear garden

Bedroom 1

w: 3.35m x l: 4.77m (w: 11' x l: 15' 8")
A very good sized double room with built in storage

Bedroom 2

w: 2.57m x l: 2.9m (w: 8' 5" x l: 9' 6")
Double room

Bathroom

w: 1.95m x l: 2.08m (w: 6' 5" x l: 6' 10")
White suite comprising of low flush wc, pedestal wash hand basin and panel bath
Thermostatically controlled over shower head extension with glass shower screen
Black tiled flooring
Walls partially cream pvc panelling

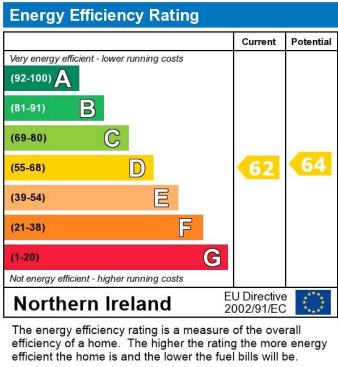
Garden

Very good sized paved back garden with side access gate.
Boiler house and storage

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.







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.