



## FERRIS AVENUE, LARNE OFFERS OVER £109,950

Now this is a surprise. A mid terrace property in need of modernisation but with a detached double storey garage / workshop, elongated rear garden and a wide corner plot with driveway and plenty of space for parking

Mid Terrace  
Lounge  
Kitchen / Dining  
Three bedrooms  
Bathroom  
Very generous rear garden  
Detached Two storey garage / work shop - ideal for working from home or annexe (subject to necessary approvals )  
Good size plot with space to side  
Driveway parking  
Gas heating  
Close to schools, shops and all local amenities

**Entrance hall**

w: 0.89m x l: 5.66m (w: 2' 11" x l: 18' 7")

**Living room**

w: 4.45m x l: 3.17m (w: 14' 7" x l: 10' 5")

**Kitchen**

w: 5.54m x l: 2.39m (w: 18' 2" x l: 7' 10")

**Landing**

w: 1.74m x l: 0.94m (w: 5' 9" x l: 3' 1")

**Bathroom**

w: 2.65m x l: 1.51m (w: 8' 8" x l: 4' 11")

**Bedroom 1**

w: 3.57m x l: 3.18m (w: 11' 9" x l: 10' 5")

**Bedroom 2**

w: 3.68m x l: 2.4m (w: 12' 1" x l: 7' 10")

**Bedroom 3**

w: 2.76m x l: 2.23m (w: 9' 1" x l: 7' 4")

**Garage**

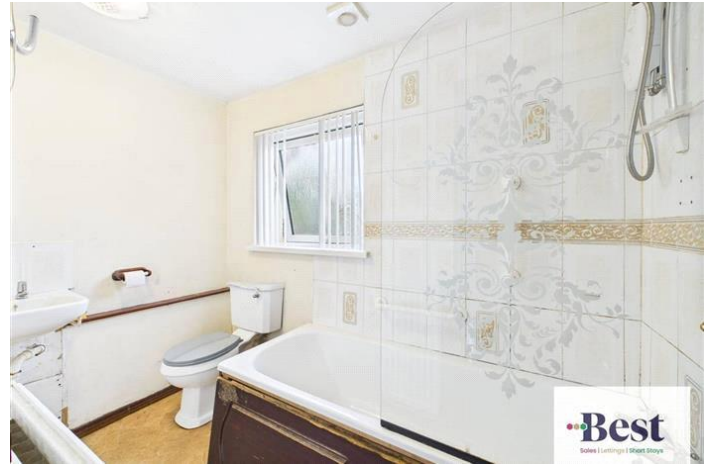
w: 3.67m x l: 3.99m (w: 12' x l: 13' 1")

Double storey space with own access.  
Separate first floor and ground floor entrances.  
Must be viewed to appreciate

**Outside**

Excellent plot with lots of extra space.  
Plenty of parking to front.  
Room for sheds/ storage to side.  
Fabulous rear garden with lots of potential






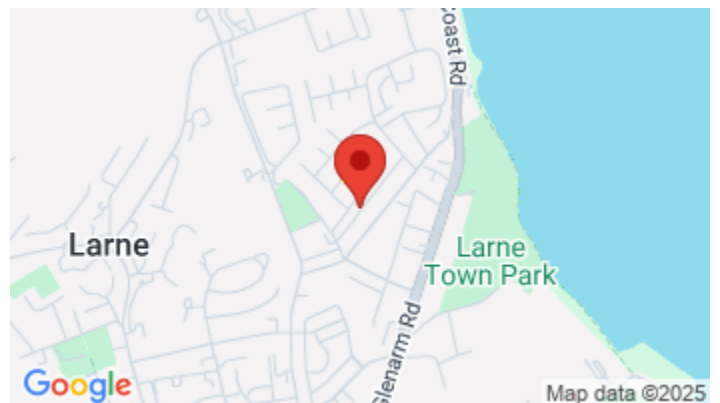






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	60	69
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		
		

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.