



## DRUMAHOE GARDENS, MILLBROOK, LARNE OFFERS OVER £170,000

A very well maintained and high spec semi in a popular residential location. With large extension and extensive garden area only minutes walk from public transport. Early viewings highly recommended.

Very well presented Semi Detached  
Minutes walk to public transport  
Excellent Kitchen  
Utility  
Three good Bedrooms  
Modern Shower Room  
Gas heating  
White PVC double glazing  
Garage/ Outbuilding  
Excellent Garden space with great view  
Must be viewed to appreciate the standard throughout

Parking options: Driveway, Garage  
Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

#### **Entrance hall**

w: 3.31m x l: 2.7m (w: 10' 10" x l: 8' 10")

#### **Living room**

w: 4.14m x l: 3.2m (w: 13' 7" x l: 10' 6")

Good sized living room with wood effect laminate flooring.

#### **Hall**

w: 4.46m x l: 1.64m (w: 14' 8" x l: 5' 5")

#### **Utility**

w: 1.65m x l: 1.63m (w: 5' 5" x l: 5' 4")

Wood effect laminate flooring, plumbed for washing and drying machine with access to rear garden.

#### **Kitchen/diner**

w: 5.66m x l: 3.77m (w: 18' 7" x l: 12' 4")

Large modern L shaped kitchen with excellent range of high and low level units, integrated oven, hob, fridge/ freezer and dishwasher. Wood effect laminate flooring, anthracite vertical radiators, housing for gas boiler and plenty of dining space.

#### **Bedroom 1**

w: 2.85m x l: 2.44m (w: 9' 4" x l: 8' )

#### **FIRST FLOOR:**

#### **Bedroom 1**

w: 3.21m x l: 2.72m (w: 10' 6" x l: 8' 11")

#### **Bedroom 2**

w: 3.21m x l: 3.12m (w: 10' 6" x l: 10' 3")

#### **Bedroom 3**

w: 2.88m x l: 2.12m (w: 9' 5" x l: 6' 11")

Features half-height panelled walls

#### **Bathroom**

w: 2.85m x l: 1.68m (w: 9' 4" x l: 5' 6")

Bright shower room with modern white suite comprising of low flush WC, vanity unit with mixer tap and thermostatic bar shower. Wood effect vinyl flooring with panelled walls.

#### **Outside**

Large fully enclosed garden surrounding the rear and side of this property. Laid in concrete with a raised patio area and 20ft shed

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.









