



**Brian
Todd**
.co.uk

34 Blackthorn Rise, Larne, BT40 2HJ

Price £165,000

FEATURES

- MODERN SEMI DETACHED VILLA
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN UNITS
- DOWNSTAIRS GUEST W.C.
- BATHROOM - WHITE SUITE
- THREE BEDROOMS
- ENSUITE SHOWER ROOM
- FRONT GARDEN IN DECORATIVE PAVING
- REAR GARDEN WITH SUMMER HOUSE
- TARMAC DRIVEWAY TO SIDE
- MUCH SOUGHT AFTER RESIDENTIAL LOCATION
- CHAIN FREE

This is an excellent opportunity to acquire a modern semi detached villa, ideally located within a much sought after residential area of Larne.

Offering spacious living accommodation throughout, the property comprises a welcoming lounge, separate dining room, and fitted kitchen. Additional ground floor conveniences include a guest W.C. Upstairs, the home features three generously sized bedrooms, including a principal bedroom with ensuite shower room, along with a contemporary family bathroom fitted with a white suite.

Externally, the property benefits from an easily maintained front garden in decorative paving, a tarmac driveway to the side providing off street parking, and an enclosed rear garden complete with Summer House and decking.

Further advantages include a chain-free status, making for a potentially smooth transaction. Early viewing is highly recommended and strictly by appointment through the selling agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE: Bay window. Solid wood flooring.

DINING ROOM: Solid wood flooring. Patio door feature.

KITCHEN: Range of fitted upper and lower level units. Stainless steel sink unit. Plumbed for automatic washing machine.

GUEST W.C.: Incorporating W.C. and wash hand basin.

First Floor

BEDROOM (1): Wood flooring.

ENSUITE SHOWER ROOM: White suite incorporating W.C., wash hand basin and separate shower cubicle.

BEDROOM (2): Wood flooring.

BEDROOM (3): Wood flooring.

BATHROOM: White suite incorporating W.C., wash hand basin and corner bath.

Outside

GARDENS: Front garden in decorative paving. Tarmac driveway to side.

Enclosed rear garden with Summer House and decking.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 79 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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