

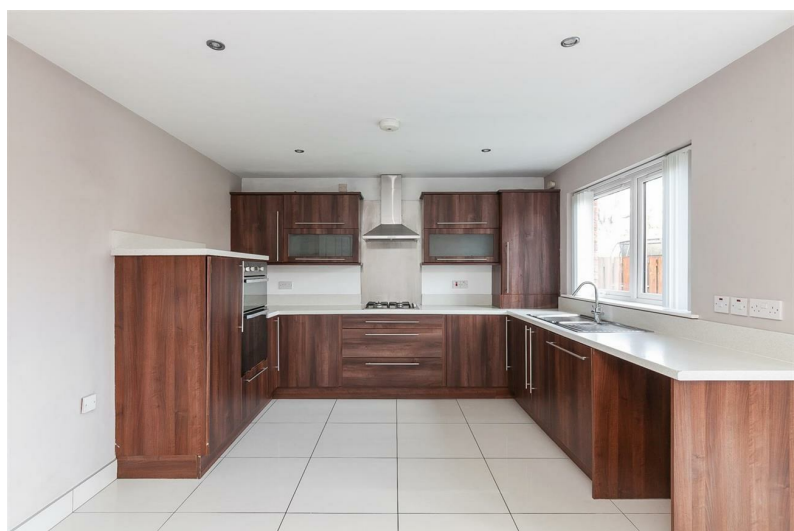


28 Porter Green Avenue, Larne, BT40 2UJ

- Semi Detached Home
- Lounge; Open Fire
- Deluxe Family Bathroom; Four Piece Suite
- Generous Sized Private Driveway
- Open Aspect To Rear
- Three Bedrooms; Principal With En Suite
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Gardens Front And Rear
- Ideal First Time Buy

Offers Over £164,950

EPC Rating C





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, panelled front door with matching double glazed side screens. Tiled floor. Stairwell to first floor.

#### FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising wash hand basin and WC. Tile feature wall. Tiled floor.

#### LOUNGE 18'2" x 11'2"

Open fire in granite fireplace with contrasting hearth and surround. Picture window to front elevation. Wood laminate floor covering.



## **KITCHEN THROUGH DINING ROOM 18'9" x 14'5" (wps)**

Modern fitted kitchen with range of high and low level storage units with contrasting quartz effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel splashback and extractor hood over. Integrated double oven. Space for fridge freezer. Plumbed and space for washing machine. Integrated dishwasher. Upstands to walls to match work surface. Gas fired central heating boiler housed within matching unit. Tiled floor. PVC double glazed French doors to rear garden. Rural views to rear.

## **FIRST FLOOR**

### **LANDING**

Access to shelved store and roof space.

### **PRINCIPAL BEDROOM 12'11" x 11'3"**

Rural views to rear. Wood laminate floor covering.

### **DELUXE EN SUITE SHOWER ROOM**

Contemporary, white three piece suite comprising fully tiled oversized shower enclosure, wash hand basin and WC. Thermostat controlled shower unit. Tiled floor.

### **BEDROOM 2 12'6" x 9'6"**

Rural views to front elevation. Wood laminate floor covering.

### **BEDROOM 3 8'11" x 8'3"**

Rural views to front elevation. Wood laminate floor covering.

### **DELUXE FAMILY BATHROOM**

Contemporary, white four piece suite comprising panelled bath, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splash back tiling to walls. Tiled floor.

### **EXTERNAL**

Generous sized private driveway area finished in stone.

Front garden finished in lawn.

Tiled entrance canopy.

External lighting.

Fully enclosed rear garden finished in lawn and paved patio area.

Outside tap.

Open aspect to rear.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**





Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**Immaculately presented, three bedroom semi detached home with generous sized private driveway and fully enclosed rear garden, conveniently located in a popular residential development situated off the Ballyhampton Road, Larne.**

**The property comprises entrance hall, furnished cloakroom, lounge with open fire, kitchen through dining room with modern fitted kitchen, three well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and deluxe family bathroom with white four piece suite.**

**Externally the property enjoys generous sized private driveway area finished in stone, front garden finished in lawn, and fully enclosed rear garden finished in lawn and paved patio area.**

**Other attributes include gas fired central heating, PVC double glazing, and open aspect to rear.**

**Early viewing strongly recommended to avoid disappointment.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>74</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>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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