COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



6 Chelmsford Place, Larne, BT40 1AF

- Period, Bay-Fronted Terrace Property
- Modern Fitted Kitchen
- Separate Furnished Cloakroom
- PVC Double Glazing
- Enclosed Utility/Yard
- Four Bedroom; Three Reception
- Deluxe Bathroom
- Oil Heating
- Low Maintenance Gardens
- Many Original Features Throughout

Offers Over £179,950

EPC Rating F





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH
Hardwood panelled front door with fanlight over. Tiled floor. Feature height ceiling, continuing throughout remainder of home. PVC double glazed door with matching side screen and fanlight over leading to:

ENTRANCE HALL
Wood laminate floor covering. Stairwell to first floor.

LOUNGE 14'0" x 11'11" (wps)
Bay window to front elevation. Cast iron wood burning stove with cast iron fireplace, tiled hearth and timber surround. Wood laminate floor covering.

FAMILY ROOM 12'9" x 10'7"
Cast iron, focal point fireplace with tiled hearth. Fitted storage unit with shelving. Wood laminate floor covering. Glass panelled door leading to:

DINING ROOM 11'3" x 8'10"
Access to under stairs store. PVC double glazed door to utility/yard and rear garden. Open arch leading to:







KITCHEN 8'10" x 8'6"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with extractor hood over. Integrated under counter fridge. Splashback tiling to walls.

FIRST FLOOR

LANDING

Access to hot press. Stairwell to second floor.

BEDROOM 1 16'6" x 14'0" (wps)

Bay window to front elevation. Cast iron focal point fireplace with tiled inset, tiled hearth and timber surround.

BEDROOM 2 10'6" x 10'1"

DELUXE BATHROOM

Contemporary, white, four piece suite comprising free standing bath, separate fully tiled shower enclosure, vanity unit and WC. Electric shower. Towel radiator. Tiled floor.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising pedestal wash hand basin and WC. Built in storage unit in sliding doors.

SECOND FLOOR

LANDING

BEDROOM 3 16'5" x 11'6" (wps)

BEDROOM 4 10'7" x 10'0"

EXTERNAL

Low maintenance front garden finished in decorative stone and paving.
Fully enclosed rear yard with perspex roof with power, light, oil fired central heating boiler and plumbed for automatic washing machine.
Fully enclosed rear garden finished in paved patio area, lawn, timber decking and tree bark.
Garden shed.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.







Well presented, spacious, four bedroom/three reception, bay-fronted period terrace property, occupying a cul-de-sac position off Chaine Memorial Road, Larne.

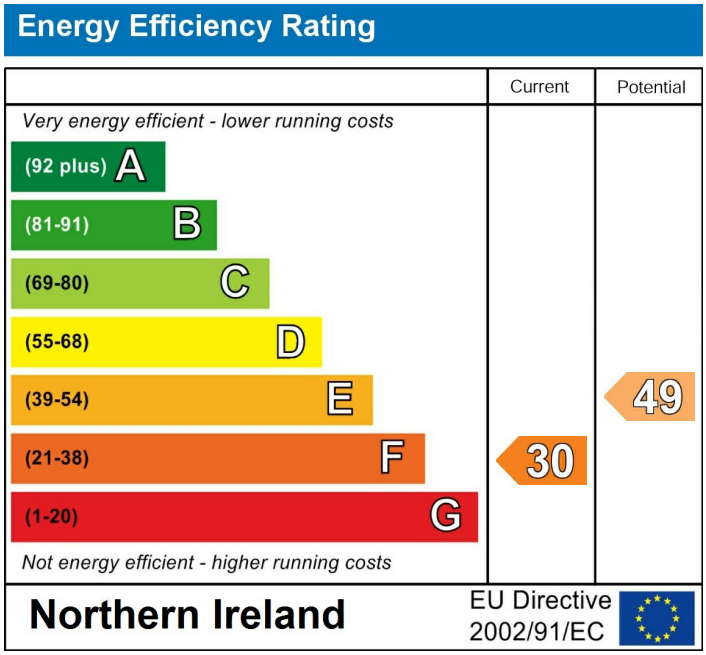
The property comprises entrance porch, entrance hall, lounge, family room, dining room, separate modern fitted kitchen, four well-proportioned bedrooms, deluxe bathroom, and separate furnished cloakroom.

Externally, the property enjoys enclosed utility/yard, and low maintenance gardens front and rear.

Other attributes include oil heating, PVC double glazing (bar dining room), and many original features throughout.

Early viewing highly recommended.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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Shortlisted TheNegotiator Awards 2019

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