



**Brian
Todd**
.co.uk

26 Porter Green Avenue, Larne, BT40 2UJ

Offers Around £159,950

FEATURES

- SEMI DETACHED VILLA
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LOUNGE - FEATURE HIGH MANTLE FIREPLACE
- MODERN FITTED KITCHEN - INTERGATED APPLIANCES
- MODERN WHITE BATHROOM SUITE
- THREE BEDROOMS - ONE WITH JULIETTE STYLE BALCONY
- ENSUITE SHOWER ROOM
- REAR GARDEN IN LAWN WITH PATIO AND DECKING FEATURES
- DELIGHTFUL OPEN ASPECT TO THE REAR
- TAR MAC FRONT GARDEN AND SIDE DRIVEWAY
- MUCH SOUGHT AFTER RESIDENTIAL LOCATION

This is a superb opportunity for the discerning purchaser to acquire this well presented and maintained contemporary style semi detached villa.

Affording bright and spacious living accommodation, the property comprises of a lounge, modern fitted kitchen with integrated appliances, casual dining area, downstairs guest W.C., bathroom with modern white suite, three bedrooms, one with a "Juliette" style balcony and ensuite shower room.

Externally, the property, to the front, has a tar mac garden with side driveway, and, to the rear, an enclosed garden laid to lawn with feature patio and decking areas.

Situated in a much sought after residential location, this stunning property comes highly recommended, viewing of which is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

GUEST W.C.:

White suite incorporating W.C. and wash hand basin.

LOUNGE:

Feature high mantle fireplace. Laminate wood flooring.

KITCHEN:

Modern range of fitted upper and lower level units. Integrated electric hob, oven, extractor fan, fridge/freezer, dishwasher and dryer. One and half bowled sink unit. Casual dining area. Floor tiling and spot lighting. Patio door feature to rear garden.

First Floor

BEDROOM (1):

Patio door with Juliette style balcony.

ENSUITE SHOWER ROOM:

Modern white suite incorporating push button W.C., wash hand basin and separate shower cubicle.

BEDROOM (2):

BEDROOM (3):

BATHROOM:

Modern white suite incorporating push button W.C. vanity wash hand basin and panelled bath. Separate shower cubicle.

Outside

GARDENS:

Rear garden in lawn with patio and decking features.

Delightful open aspect with views to the open fields.

Tar mac front garden and side driveway.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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