make an entrance

10 sandford avenue
larne

tel 028 28276060  www.independenthomes.eu
Offers Over
£164,950
GROUND FLOOR

RECEPTION HALL

LOUNGE
Cosy open fire with sandstone surround and metal inset.

KITCHEN/FAMILY ROOM
Open plan traditional style farmhouse kitchen. Co-ordinating floor and wall tiles.
Breakfast bar. Integrated gas oven and hob.
Dishwasher.
Large enough for family and friends. Chat with the cook in the kitchen.
Leads to the fantastic sunroom with patio doors to the garden.
Perfect for summer barbeques.

SUN ROOM
Oak flooring, double doors leading through to a secluded rear garden.

FIRST FLOOR

BEDROOM
Separate shower cubicle. White suite.
Partial tiling

BEDROOM
Laminate flooring.

BEDROOM
White suite

BATHROOM
White suite

GARAGE
Plumbed for washing machine etc

WC in garage
Very neat idea. Handy for kids and guests alike.

Oil heating

UPVC windows

Off road parking
This family really enjoy having friends around.
To facilitate summer outdoor living the rear enclosed garden is well maintained with patio area, also a healthy vegetable patch and potting shed will keep you occupied for hours.
Really there is too much to say about this home to include in one brochure
The current owners have gone that extra mile to complete their pristine home.

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Ground Floor
Approximate Floor Area
671 sq. ft.
(62.3 sq. m.)

First Floor
Approximate Floor Area
515 sq. ft.
(47.8 sq. m.)

Approx. Gross Internal Floor Area 1,185 sq. ft. / 110.1 sq. m.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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