HUNTER CAMPBELL

- HOMES
- LETTINGS
- NEW BUILD
- MORTGAGES

25 HAMPTON CRESCENT, LARNE, BT40 2BW

PRICE: OFFERS AROUND £53,500

VIEWING: Through Office 02828 279921

- **Neatly presented mid terrace property.**
- **PVC Double glazing/ Oil fired central heating.**
- **Two separate reception rooms (both with laminate wood flooring.)**
- **Modern fitted kitchen.**
- **Three bedrooms.**
- **Recently installed white bathroom suite.**
- **Fully enclosed gardens to front and rear.**
- **Ideal opportunity for the first time buyer or investor.**

57 MAIN STREET, LARNE BT40 1JE | TEL: 028 2827 9921 | Fax: 028 2827 7349

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Ground Floor

RECEPTION HALL:
Stairs to first floor.

LOUNGE: 12' 5" x 9' 8" (3.78m x 2.95m)
Glazed door. Laminate wood flooring.

DINING ROOM: 11' 02" x 8' 9" (3.4m x 2.67m)
Glazed door. Laminate wood flooring.

KITCHEN: 14' 6" x 8' 4" (4.42m x 2.54m) at widest.
Range of high and low level units. Laminate work surfaces. Stainless steel sink unit. Plumbed for automatic washing machine. Part tiled walls.

First Floor

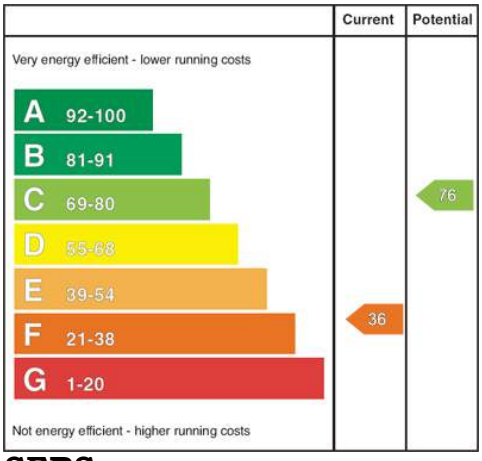
LANDING:
Hotpress with copper cylinder and immersion heater.

BATHROOM:
Recently installed white suite comprising low flush WC, pedestal wash hand basin and shower bath with thermostatically controlled shower fitting and screen. Part tiled walls. Laminate wood flooring.

BEDROOM (1): 10' 9" x 8' 9" (3.28m x 2.67m) at widest.
Built in storage cupboard.

BEDROOM (2): 9' 9" x 9' 8" (2.97m x 2.95m)

BEDROOM (3): 9' 9" x 9' 07" (2.97m x 2.92m)



Outside
Fully enclosed front garden. Rear garden laid in lawn with boiler house and PVC oil tank.

IMPORTANT NOTICE TO PURCHASERS:-

We have not tested any systems or appliances at this property.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or other wise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Hunter Campbell nor any person in it's employ has any authority to make or give, any representation or warranty whatever in relation to this property.