



84 Larne Road, Sheldon, B26 2NR

Offers over £220,000

An extended semi detached house - Popular road in Sheldon - Ideal family home - Great location near to shops, schools and transport links - Storm porch - Entrance hall - Lounge/diner - Extended, re fitted kitchen - Utility - Good size conservatory - Three bedrooms - Re fitted bathroom - Central heating - Double glazing - Driveway - Rear garden - Rear garage - Viewing strongly advised.

Front

Off road parking via a block paved driveway with access to:-

Storm Porch

Meter cupboards, power and light points and a UPVC opaque double glazed door to:-

Entrance Hall

Stairs to the first floor, radiator, laminate flooring, power and light points, access to the kitchen and door to:-

Lounge/Diner 9'8 max x 25'3 to bay (2.95m max x 7.70m to bay)



Double glazed bay window to the front, double glazed patio door to the conservatory, radiator, gas fireplace, laminate flooring, power and light points

Extended Re Fitted Kitchen 10'3 max x 13'10 max (3.12m max x 4.22m max)



Re fitted with a good range of eye level, drawer and base

units with a work surface over incorporating a one and a half bowl stainless steel sink/drainage unit with mixer tap and metro style tiling to splash prone areas. Space and plumbing for appliances, inset gas hob with an extractor hood over, wall mounted boiler, double glazed window to the rear, radiator, power and light points, hardwood glazed door to the conservatory and opening onto:-

Utility 4'5 x 9'9 (1.35m x 2.97m)

Work surface with space and plumbing beneath for appliances, double glazed window to the front, power and light points

Conservatory 10'9 max x 19'4 (3.28m max x 5.89m)

Double glazed patio door to the rear garden, double glazed windows to the rear, radiator, tiled floor, power and light points

Landing

Opaque double glazed window to the side, loft access, power and light points and doors to:-

Bedroom One 9'8 x 13' (2.95m x 3.96m)



Double glazed half bay window to the rear, radiator, laminate flooring, power and light points

Bedroom Two 9'8 x 12'7 to bay (2.95m x 3.84m to bay)



Double glazed window to the front, radiator, laminate flooring, power and light points

Bedroom Three 5'3 x 6'2 (1.60m x 1.88m)

Double glazed window to the front, radiator, laminate flooring, power and light points

Re Fitted Bathroom 5' x 6'8 (1.52m x 2.03m)



Re fitted with a modern white suite comprising L shaped bath with a thermostatic rainfall shower, wall mounted wash/hand basin and a low level flush WC. Tiling to a full height throughout, opaque double glazed window to the rear, heated towel rail, tiled floor and ceiling light point

Rear Garden



The rear garden is mostly laid to lawn with shrub borders, timber decked seating area, fencing to the perimeters and a timber storage shed

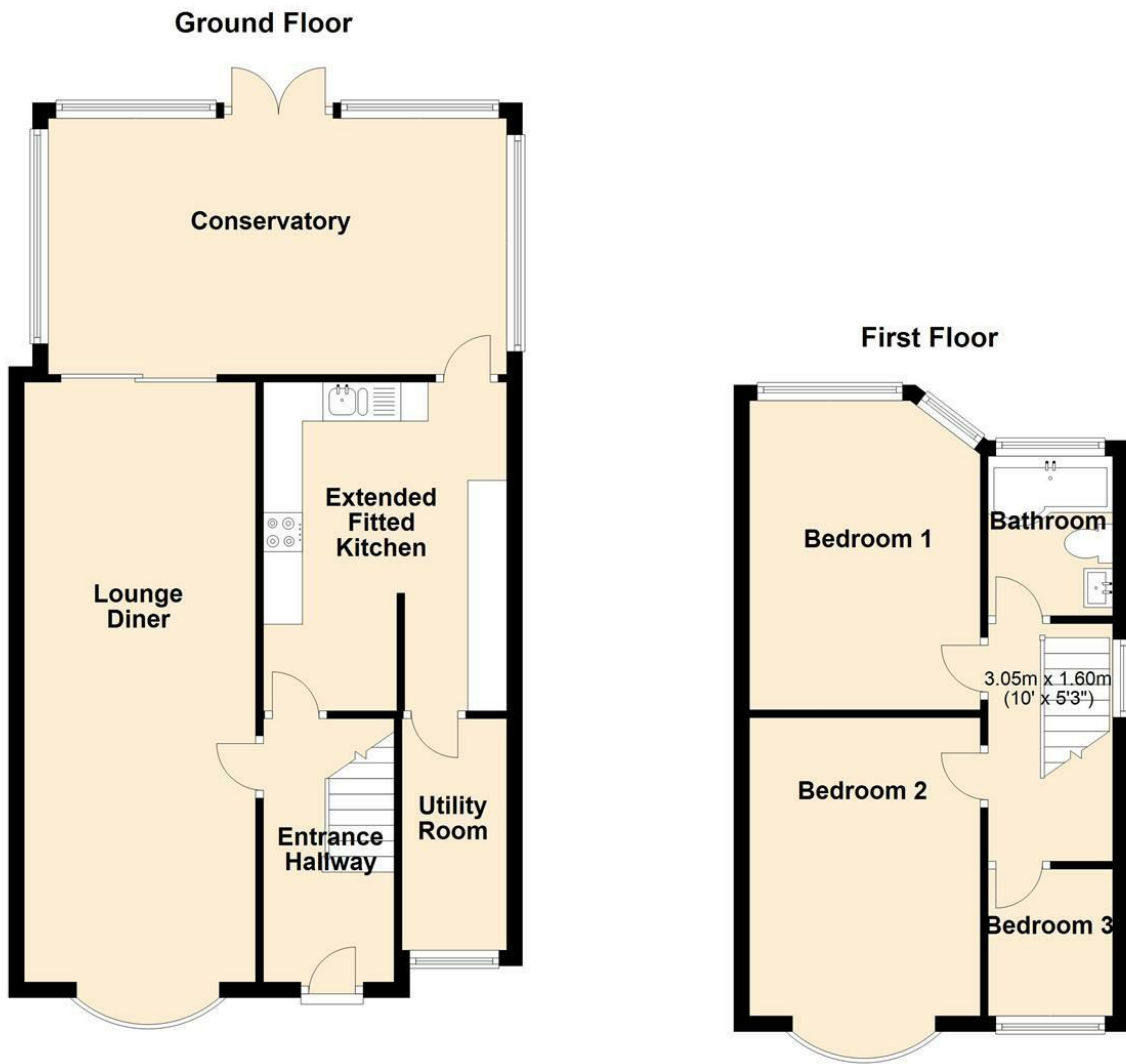
Rear Garage

With doors opening onto the rear vehicular service road.

Nearby Schools

The following schools are local to the property; Lyndon Green Infant and Junior Schools, Stanville Primary School, St Thomas More Catholic School, Cockshut Hill Technology College, King Edward VI Sheldon Heath Academy and Lyndon School.

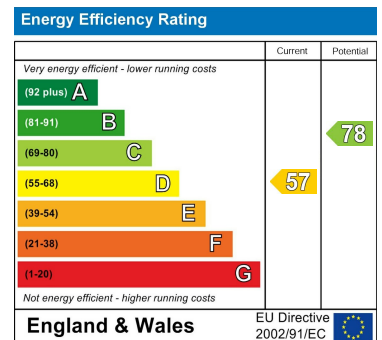
Floor Plan



Area Map



Energy Efficiency Graph



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