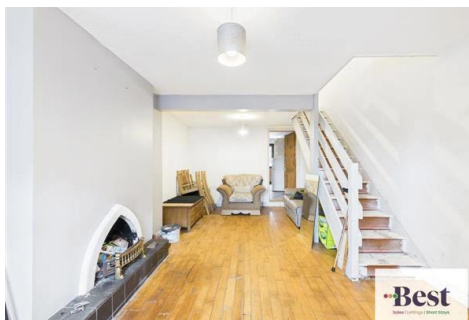
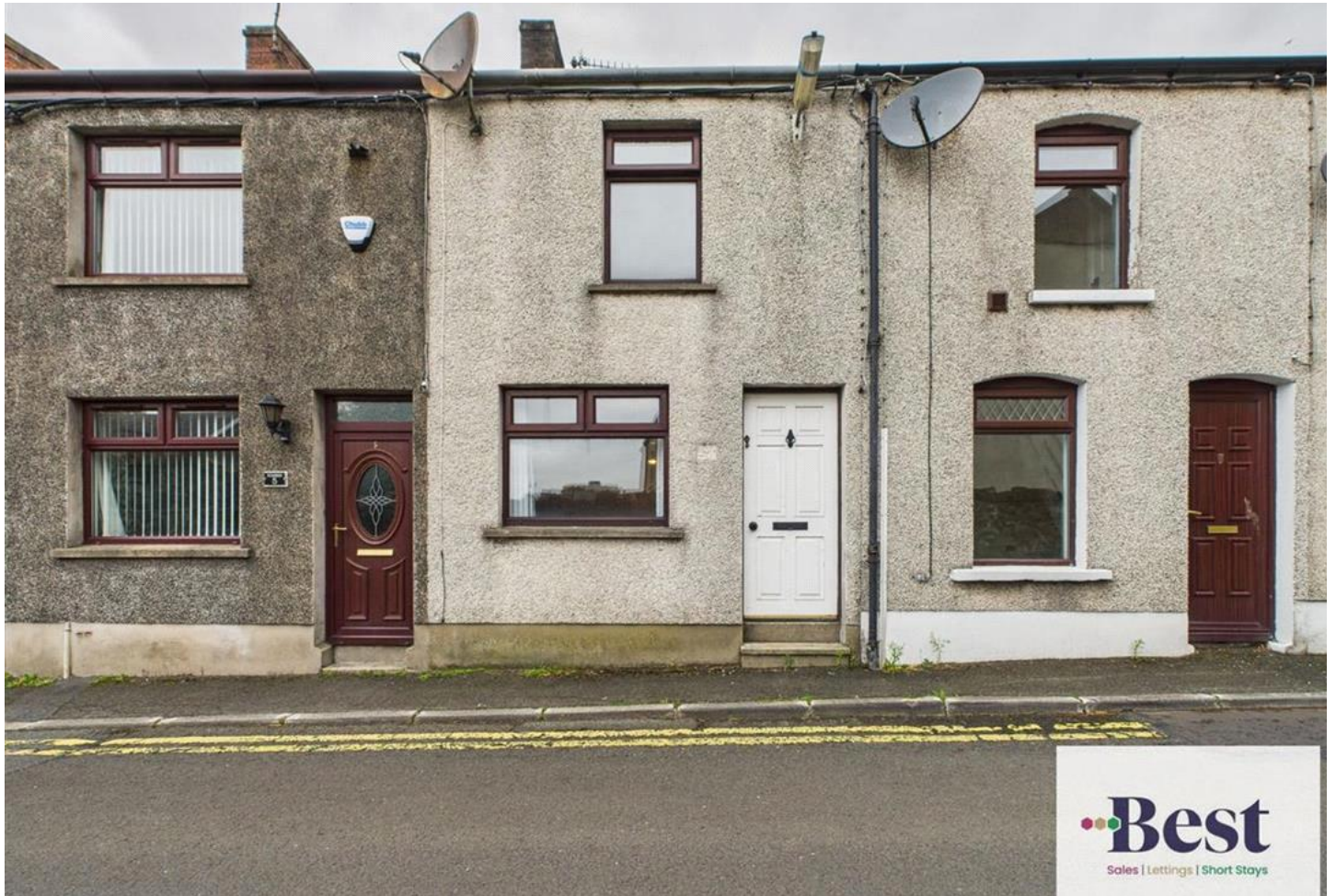




CHURCH WAY, LARNE OFFERS OVER £69,950

Spacious Two bed Mid Terrace, minutes walk from Larne Town centre. Ideal investment opportunity ready for modernisation and would be an ideal long term rental or flip.

Mid Terrace
Lounge with fireplace
Upstairs bathroom
Two bedrooms
Brown PVC double glazing throughout
Enclosed rear garden
Convenient location near local shops, schools and all local amenities.
Easy walking distance to both train and bus stations.
Suitable for cash buyers only.

Garden details: Enclosed Garden
Electricity supply: Mains
Water supply: Mains

Entrance hall

Living room

w: 5.93m x l: 3.48m (w: 19' 5" x l: 11' 5")

Bright and spacious open plan living room with open fireplace and wood planked flooring.

Kitchen

w: 4.06m x l: 2.63m (w: 13' 4" x l: 8' 8")

Good size L shaped kitchen with a range of high and low level units. Four ring electric hob, integrated oven and space for washer/dryer. Wood effect vinyl flooring.

Landing

Bedroom 1

w: 3.98m x l: 2.62m (w: 13' 1" x l: 8' 7")

Good sized double room with wood strip flooring.

Bathroom

w: 2.38m x l: 1.73m (w: 7' 10" x l: 5' 8")

Bright shower room with sky light. White suite including low flush WC, pedestal wash hand basin and electric shower. PVC wall panelling in shower enclosure.

Bedroom 2

w: 3.5m x l: 3.47m (w: 11' 6" x l: 11' 5")

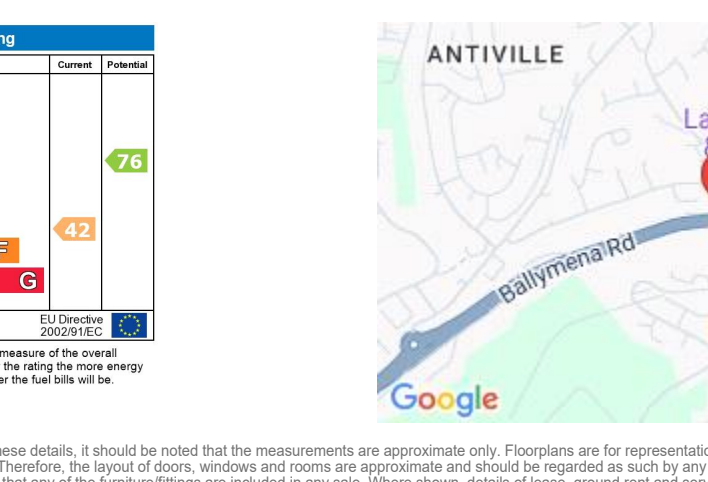
Good sized double room with wooden flooring. Built-in hot press.

Outside

Enclosed rear garden with gated access to communal parking area behind.

PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.