



**Brian
Todd**
co.uk

15 Victoria Road, Larne, BT40 1RT

Guide Price £89,950

FEATURES

- **SUBSTANTIAL THREE STOREY MID TOWN HOUSE**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **SPACIOUS LOUNGE WITH BAY WINDOW**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **SHOWER ROOM**
- **FOUR BEDROOMS**
- **WALLED FRONT GARDEN**
- **ENCLOSED LOW MAINTENANCE REAR GARDEN**
- **POPULAR CENTRAL LOCATION**
- **CHAIN FREE**

Situated within walking distance to the Town Centre and all local amenities, this is an excellent opportunity for the purchaser to acquire this substantial three storey town house.

Affording spacious living accommodation, the property comprises of a lounge, modern fitted kitchen with integrated appliances, shower room with white suite and four bedrooms.

Externally, the property has a walled front garden and enclosed low maintenance rear garden.

Chain Free, the property is keenly priced to sell.

Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

ENTRANCE HALL:

LOUNGE:

A spacious bright room, with laminate wood flooring. Bay window.

KITCHEN:

Modern range of fitted upper and lower units. Integrated electric hob, oven and extractor fan. Single drainer Stainless steel sink unit. Plumbed for automatic washing machine. Floor tiling.

First Floor

BEDROOM (1):

BEDROOM (2):

BEDROOM (3):

SHOWER ROOM:

White suite incorporating W.C., vanity wash hand basin and separate shower cubicle.

Second Floor

BEDROOM (4):

Outside

GARDENS:

Walled front garden.

Enclosed low maintenance rear garden.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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