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**49 Upper Waterloo Road, Larne, BT40 1HD**

**Price £50,000**

## FEATURES

- **THREE STOREY MID TOWN HOUSE**
- **OIL FIRED CENTRAL HEATING**
- **LOUNGE - WITH FEATURE FIRE PLACE**
- **KITCHEN - UPPER AND LOWER LEVEL UNITS**
- **THREE BEDROOMS**
- **BATHROOM - W.C., WASH HAND BASIN AND BATH**
- **WALLED FRONT GARDEN**
- **REAR YARD**
- **REAR GARDEN**
- **POPULAR RESIDENTIAL LOCATION**
- **CHAIN FREE**

Situated in a popular residential area of Larne and within easy reach of local amenities including schools, shops and churches, this is an exciting opportunity for the purchaser to acquire this deceptively spacious mid town house.

Lending itself to further enhancement, the property comprises of a spacious lounge, kitchen with a range of fitted upper and lower level units, bathroom and three bedrooms.

Externally, the property has a walled front garden, rear yard, pedestrian right of way and rear garden.

Chain Free, viewing is strictly by appointment only through Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

#### **ENTRANCE PORCH:**

#### **ENTRANCE HALL:**

**LOUNGE:** Feature fireplace. Laminate wood flooring. Bay window.

**KITCHEN:** Range of fitted upper and lower level units. Stainless steel sink unit. Part wall tiling.

### First Floor

#### **BEDROOM (1):**

#### **BEDROOM (2):**

**BATHROOM:** Incorporating W.C., wash hand basin and bath.

### Second Floor

#### **BEDROOM (3):** Velux window.

### Outside

**GARDENS:** Walled front garden.

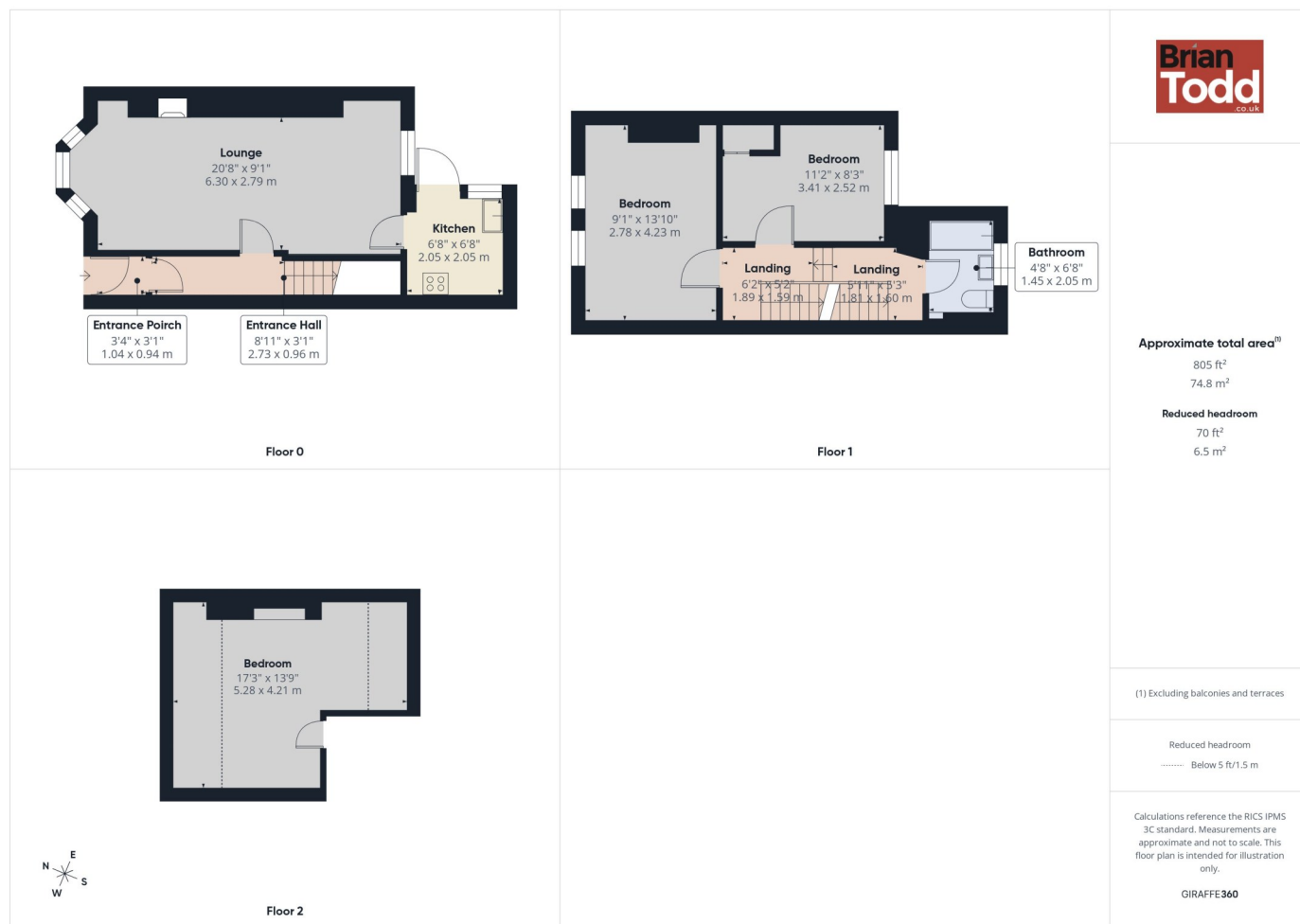
Rear yard.

Pedestrian right of way.

Rear garden.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



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