



Brian
Todd
.co.uk

11 Alexandra Crescent, Larne, BT40 1NE

Offers Around £135,000

FEATURES

- SEMI DETACHED VILLA
- OIL FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LOUNGE/DINING ROOM - FEATURE DIVIDE
- FITTED KITCHEN - RANGE OF UPPER AND LOWER LEVEL UNITS
- THREE BEDROOMS
- BATHROOM
- GARAGE - UP AND OVER DOOR
- REAR GARDEN IN LAWN WITH FEATURE PATIO
- FRONT GARDEN IN LAWN WITH MATURE HEDGING
- DRIVEWAY
- MUCH SOUGHT AFTER RESIDENTIAL LOCATION
- CHAIN FREE

An exceptional opportunity is presented to acquire this traditional style semi detached villa, ideally positioned within a highly sought after residential setting and just a short stroll from the town centre and an excellent range of local amenities.

The property offers well appointed accommodation that lends itself beautifully to further enhancement and personalisation. Internally, the home comprises a generously proportioned open plan lounge and dining area, a fitted kitchen, three bedrooms, and a bathroom featuring a coloured suite.

Externally, the villa is complemented by a private garage, a front garden, and a fully enclosed rear garden, enhanced by a feature patio, ideal for refined outdoor entertaining and relaxation.

Presented to the market chain free, this home represents a rare opportunity in a highly desirable location.

Viewing is strictly by appointment through the appointed agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

ENTRANCE HALL:

LOUNGE/DINING ROOM: A spacious room, with feature divide.

KITCHEN: Range of fitted upper and lower level units. One and a half bowled stainless steel sink unit.

First Floor

BEDROOM (1): Built in storage.

BEDROOM (2): Built in storage. Hot-press.

BEDROOM (3): Built in storage.

BATHROOM: Coloured suite incorporating W.C., wash hand basin and panelled bath.

Outside

GARAGE: Up and Over door.

GARDENS: Rear garden in lawn with feature patio.

Front garden in lawn with mature hedging.

Driveway.





Approximate total area⁽¹⁾
1290 ft²
120.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



naea
propertymark

These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst due care and diligence is taken in compiling this information, we can give no guarantee as to the accuracy thereof and enquirers are recommended to make further enquiries which they think necessary. Neither the vendor, Brian A. Todd & Co., nor any person employed by Brian A. Todd & Co. has any authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are given in feet and inches and are approximate. We have not tested nor inspected any appliances, services or fixtures and fittings in relation to this property.