



**Brian
Todd**
.co.uk

28 Ferris Avenue, Larne, BT40 1EZ

Price £94,950

FEATURES

- **END TOWN HOUSE**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LOUNGE**
- **MODERN FITTED KITCHEN**
- **THREE BEDROOMS**
- **MODERN BATHROOM SUITE**
- **REAR GARDEN WITH PATIO AREA AND RAISED GARDEN IN LAWN**
- **FRONT GARDEN WITH BOUNDARY FENCING**
- **POPULAR RESIDENTIAL LOCATION**
- **CHAIN FREE**

Situated in a popular residential area of Larne, and within easy reach of the Town Centre and all local amenities, this is an excellent opportunity for the discerning purchaser to acquire this end town house.

Comprising of a lounge, modern fitted kitchen, three bedrooms and bathroom with white suite, the property benefits from a fenced front garden and enclosed rear garden with patio and raised garden in lawn.

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

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE:

Laminate flooring.

KITCHEN WITH DINING AREA:

Modern kitchen with high and low level units, electric hob and oven, tiled floor and patio doors leading to garden.

First Floor

BEDROOM (1):

Laminate wood flooring.

BEDROOM (2):

Laminate wood flooring.

BEDROOM (3):

Laminate wood flooring.

BATHROOM:

Modern white suite including panelled bath with shower over, hand wash basin and W.C. Tiled floor.

Outside

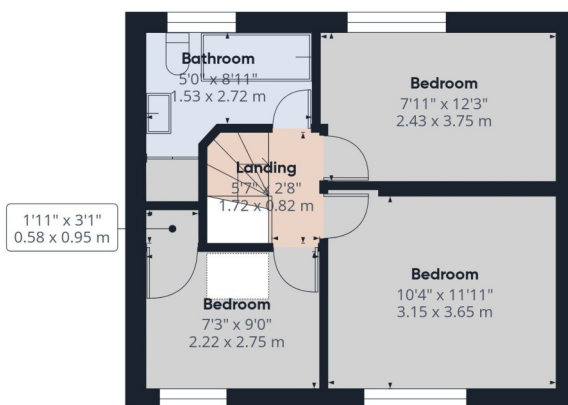
Patio area and raised garden in lawn.

Front garden with boundary fencing.





Floor 0



Floor 1

Approximate total area⁽¹⁾
736 ft²
68.4 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		78 C
55-68	D	56 D	
39-54	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.

028 2827 9477
2 Upper Main Street, Larne, BT40 1SX