



**Brian
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3 Chelmsford Place, Larne, BT40 1RF

Offers Around £174,950

FEATURES

- **SUBSTANTIAL THREE STOREY MID TOWN HOUSE**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **MANY ORIGINAL FEATURES RETAINED**
- **LOUNGE - BAY WINDOW**
- **LIVING ROOM**
- **GALLEY STYLE FITTED KITCHEN**
- **FAMILY BATHROOM**
- **SEPARATE SHOWER ROOM**
- **FOUR BEDROOMS**
- **WALLED FRONT WELL STOCKED WITH PLANTS AND SHRUBS**
- **ENCLOSED REAR AGRDEN IN LAWN WITH PATIO AREA**
- **MUCH SOUGHT AFTER LOCATION**
- **CHAIN FREE**

This is a rare opportunity for a purchaser to acquire this substantial three storey mid townhouse, ideally positioned within a highly sought after cul-de-sac in the popular Harbour area of Larne.

The property retains many original features and offers generous, well proportioned accommodation throughout. Internally, the accommodation comprises a lounge with bay window, a separate living room, a galley-style fitted kitchen, family bathroom and a separate shower room. There are two bedrooms on the first floor, with a further two bedrooms located on the second floor.

Externally, the property benefits from a walled front garden, well stocked with a variety of plants and shrubs, while to the rear, there is an enclosed garden laid in lawn with a patio area, ideal for outdoor enjoyment.

The property is within a short stroll of the seafront promenade and leisure centre and is conveniently located close to local shops, a primary school and Larne Town Centre.

Offered chain free, this property represents an excellent opportunity and viewing is highly recommended, strictly by appointment through the selling agents.

THE PROPERTY COMPRISES:

Ground Floor

VESTIBULE HALL:

ENTRANCE HALL:

LOUNGE: Feature high mantle fireplace. Bay window. Decorative ceiling cornice.

LIVING ROOM: Feature high mantle fireplace.

KITCHEN: Range of fitted upper and lower level units, incorporating integrated extractor fan. Stainless steel sink unit. Plumbed for automatic washing machine. Part wall tiling. Floor tiling.

First Floor

BATHROOM: Incorporating W.C., vanity wash hand basin and panelled bath. Tiling.

SHOWER ROOM: Modern walk in wet room style cubicle.

First Floor Return

BEDROOM (1): Bay window. Traditional style high mantle fireplace. Decorative corncicing.

BEDROOM (2):

Second Floor

BEDROOM (3): Velux window.

BEDROOM (4):

Outside

GARDENS: Rear yard with boiler housing, store and W.C.

Walled front garden, which has is well stocked with plants and shrubs.

Enclosed rear garden in lawn with patio area.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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