



**Brian
Todd**
.co.uk

12 Greenland Crescent, Larne, BT40 1HE

Offers Around £145,000

FEATURES

- SEMI DETACHED VILLA
- OIL FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SPACIOUS LOUNGE
- FITTED KITCHEN
- MODERN SHOWER ROOM - WHITE SUITE
- THREE BEDROOMS
- WALLED FRONT AND SIDE GARDENS IN LAWN
- REAR FLAGGED PATIO AREA WITH STORAGE
- SPACIOUS DRIVEWAY TO SIDE
- MUCH SOUGHT AFTER RESIDENTIAL LOCATION
- CHAIN FREE

Occupying a generous, mature plot within this highly sought after residential development, this semi detached villa presents an excellent opportunity for a wide range of buyers.

Having served as a much loved family home for many years, the property offers comfortable living accommodation throughout. The interior comprises a spacious and inviting lounge, a fitted kitchen, a modern shower room, and three bedrooms.

Externally, the home enjoys neatly maintained walled gardens to the front and side, predominantly laid in lawn, along with an easily managed flagged patio area to the rear ideal for outdoor relaxation. A generous driveway to the side provides ample off street parking.

Offering excellent potential for further enhancement, this appealing home is competitively priced and benefits from being chain free, ensuring a smooth purchase process.

Early viewing is highly recommended and is strictly by appointment through the selling agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL: Storage under stairs.

LOUNGE: A spacious family room, with laminate wood flooring. Patio doors to rear with access to garden.

KITCHEN: Range of fitted upper and lower level units. Stainless steel sink unit. Plumbed for automatic washing machine.

First Floor

SHOWER ROOM: Modern white suite incorporating W.C., vanity wash hand basin and separate shower cubicle.

BEDROOM (1): Laminate wood flooring. Built in storage.

BEDROOM (2): Laminate wood flooring. Built in storage.

BEDROOM (3): Laminate wood flooring. Built in storage.

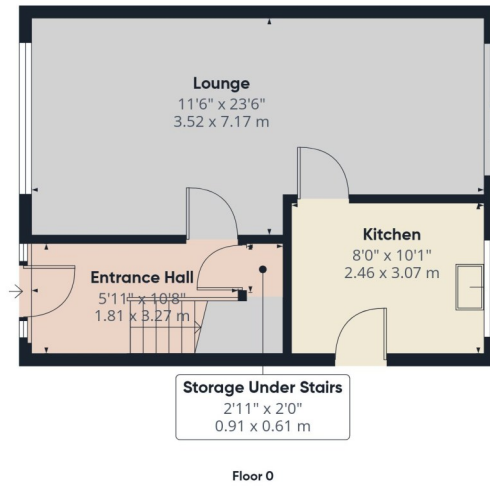
Outside

GARDENS: Walled front and side gardens.

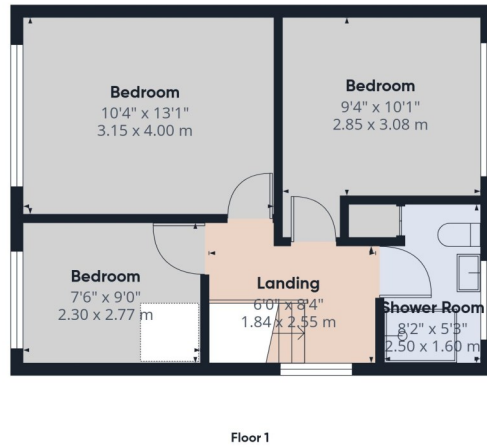
Rear flagged patio area with store.

Spacious driveway to the side.





Approximate total area⁽¹⁾
792 ft²
73.6 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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