



**Brian
Todd**
.co.uk

23 Linn Road, Larne, BT40 2BS

Offers Around £99,950

FEATURES

- END TOWN HOUSE
- OIL FIRED CENTRAL HEATING
- SINGLE GLAZING
- NEAT AND TIDY PRESENTATION THROUGHOUT
- LOUNGE - FEATURE HIGH MANTLE FIREPLACE
- KITCHEN - RANGE OF FITTED UPPER AND LOWER LEVEL UNITS
- THREE BEDROOMS
- SHOWER ROOM - WHITE SUITE
- FRONT GARDEN IN LAWN
- REAR GARDEN IN LAWN WITH ACCESS BEYOND
- POPULAR RESIDENTIAL LOCATION
- CHAIN FREE

Situated in a popular residential area of Larne and within easy reach of local amenities, this end townhouse presents an excellent opportunity for purchasers seeking a home with great potential.

The property offers well proportioned accommodation comprising a welcoming lounge with feature fireplace, a kitchen fitted with a range of upper and lower units, three bedrooms, and a shower room with a white suite.

Externally, the home benefits from a front garden laid in lawn and an enclosed rear garden also laid in lawn, with access beyond, providing useful outdoor space.

Offered to the market chain free, this property is ideally suited to first-time buyers or investors alike.

Viewing is strictly by appointment only through the Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE: Feature high mantle fireplace. Laminate wood flooring.

KITCHEN: Range of fitted upper and lower level units. Plumbed for automatic washing machine. Tiling. Casual dining area.

First Floor

BEDROOM (1):

BEDROOM (2):

BEDROOM (3):

SHOWER ROOM: White suite incorporating W.C., pedestal wash hand basin and separate shower cubicle. Tiling.

Outside

GARDENS: Front garden in lawn.

Rear garden in lawn with access beyond.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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