



**Brian
Todd**
.co.uk

10 Seacliff Road, Larne, BT40 1TG

Offers Around £104,950

FEATURES

- MID TOWN HOUSE
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LOUNGE
- FITTED KITCHEN - INTEGRATED APPLIANCES
- SEPARATE UTILITY ROOM
- THREE BEDROOMS
- SHOWER ROOM - MODERN WHITE SUITE
- LOW MAINTENANCE FRONT AND REAR GARDENS
- VEHICULAR ACCESS TO REAR
- POPULAR RESIDENTIAL LOCATION
- CHAIN FREE

Situated in a highly sought-after residential area of Larne, this attractive mid townhouse presents an excellent opportunity for the discerning purchaser.

Offering bright and spacious living accommodation, the property comprises of a lounge, a fitted kitchen complete with integrated appliances, and a separate utility room for added convenience.

To the first floor, there are three bedrooms and a modern shower room finished with a contemporary white suite.

Externally, the home benefits from a low maintenance front garden laid in flagging and enclosed by boundary fencing.

To the rear, there is a fully enclosed flagged garden with a useful garden shed, along with the added advantage of vehicular access.

Chain free, this appealing home is ideal for first time buyers, families, or investors alike.

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

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL: Laminate wood flooring.

LOUNGE: Laminate wood flooring. Electric fire surround.

KITCHEN: Range of fitted upper and lower level units. Integrated electric hob, double oven and extractor fan. Stainless steel sink unit. Part wall tiling.

UTILITY ROOM: Upper and lower level fitted units. Plumbed for automatic washing machine.

First Floor

LANDING: Hot-press.

BEDROOM (1):

BEDROOM (2): Built in storage.

BEDROOM (3): Built in storage.

SHOWER ROOM: Modern white suite incorporating push button W.C., vanity wash hand basin and separate shower cubicle with electric shower. Part wall tiling.

Outside

GARDENS: Low maintenance front garden in flagging and boundary fencing.

Low maintenance rear garden in flagging with shed.

Vehicular access beyond.





Entrance Hall
4'9" x 3'10"
1.46 x 1.17 m

Floor 0

Built in Storage
4'8" x 2'0"
1.43 x 0.61 m



Hotpress
2'9" x 2'1"
0.86 x 0.64 m

Floor 1



Approximate total area⁽¹⁾

776 ft²
72.1 m²

Reduced headroom

9 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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