



Brian
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.co.uk

94 Bank Road, Larne, BT40 3AN

Offers Around £87,500

FEATURES

- MID TOWN HOUSE
- OIL FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SPACIOUS LOUNGE
- FITTED KITCHEN - INTEGRATED APPLIANCES
- UTILITY ROOM
- TWO BEDROOMS
- BATHROOM WITH WHITE SUITE
- STORAGE ROOM
- ENCLOSED REAR YARD
- REAR GARDEN AREA
- POPULAR CONVENIENT LOCATION
- CHAIN FREE

Conveniently located within walking distance of the town centre and a wide range of local amenities, including bus and train stations, this attractive mid town house presents an excellent opportunity for first time buyers and investors alike.

The property offers comfortable and well presented living accommodation comprising a spacious lounge, fitted kitchen with integrated appliances, separate utility room, two bedrooms, an additional storage room on the second floor, and a bathroom fitted with a contemporary white suite.

Externally, the property benefits from an enclosed rear yard with pedestrian access, leading to an additional garden area beyond, which enjoys pleasant views over Larne Lough.

Further advantages include a chain free status, making for a potentially smooth transaction.

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

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE: Feature fireplace.

KITCHEN: Fitted upper and lower level units. Stainless steel sink unit. Integrated electric oven and hob.

UTILITY ROOM: Plumbed for automatic washing machine.

First Floor

BATHROOM: White suite incorporating low level W.C., pedestal wash hand basin and panelled bath with shower. Laminate flooring

BEDROOM (1):

BEDROOM (2):

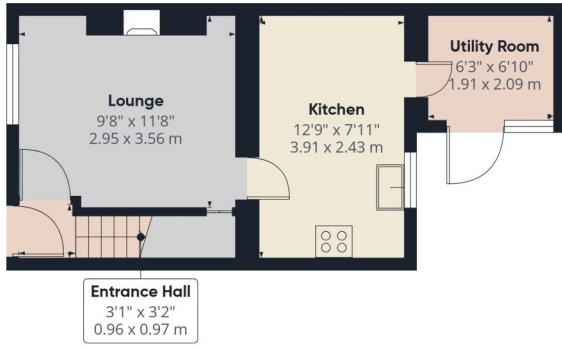
Second Floor

STORAGE ROOM :

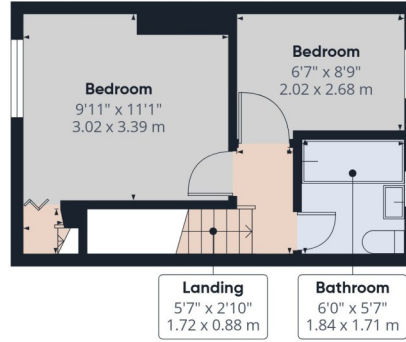
Outside

Enclosed rear yard with pedestrian access. Additional garden area beyond - views over Larne Lough.

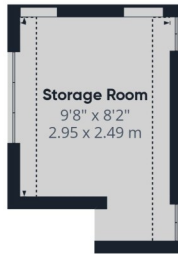




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
598 ft²
55.6 m²

Reduced headroom
18 ft²
1.7 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 | | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 52 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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