



**Brian
Todd**
.co.uk

62 Old Glenarm Road, Larne, BT40 1NQ

Guide Price £69,950

FEATURES

- **SPACIOUS MID TOWN HOUSE**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **TWO RECEPTION ROOMS**
- **KITCHEN - INTEGRATED**
- **APPLIANCES**
- **THREE BEDROOMS**
- **SHOWER ROOM**
- **USEFUL ROOFSpace AREA WITH STAIRWAY ACCESS**
- **WALLED FRONT GARDEN**
- **REAR GARDEN**
- **POPULAR CENTRAL LOCATION**
- **CHAIN FREE**

Within easy reach of the town centre and close to all local amenities, this is an excellent opportunity for the discerning purchaser to acquire this spacious mid town house.

Benefiting from Gas Fired Central Heating and u.P.V.C. Double Glazing, the property comprises of two reception rooms, kitchen with integrated appliances, shower room, three bedrooms and a useful roof space with stair access.

Complete with walled front garden and rear garden, this chain free property is one not to be missed.

Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

ENTRANCE HALL:

LOUNGE:

Feature high mantle fireplace.

DINING ROOM:

Feature fireplace.

KITCHEN:

Range of fitted upper and lower level units. Integrated hob, oven and extractor fan. Stainless steel sink unit.

REAR PORCH:

First Floor

SHOWER ROOM:

Incorporating W.C., wash hand basin and shower cubicle.

BEDROOM (1):

BEDROOM (2):

BEDROOM (3):

Second Floor

ROOFSpace:

Access via stairway to a useful storage area.

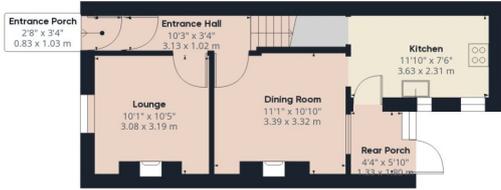
Outside

GARDENS:

Walled front garden.

Rear garden.





Approximate total area⁽¹⁾
999.72 ft²
92.88 m²

Reduced headroom
17.05 ft²
1.58 m²

(1) Excluding balconies and terraces

⌊ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	67 D
39-54	E		
21-38	F		
1-20	G		



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