



**Brian
Todd**
.co.uk

98 Upper Cairncastle Road, Larne, BT40 2HP

Offers Around £85,000

KEY FEATURES

- MID TOWN HOUSE
- OIL FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- TWO RECEPTION ROOMS
- FITTED KITCHEN - INTEGRATED EXTRACTOR FAN
- THREE BEDROOMS
- WHITE BATHROOM SUITE - CORNER SHOWER CUBICLE
- FRONT GARDEN IN LAWN

Occupying a prominent position, along the much sought after Upper Cairncastle Road, this is an exciting opportunity for the discerning purchaser to acquire this spacious mid town house complete with front and rear gardens.

The property comprises of two reception rooms, fitted kitchen, three bedrooms and shower room, and provides great scope for further enhancement throughout.

Keenly priced and chain free, viewing is highly recommended to avoid disappointment.

Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

Complete with under stair storage.

LOUNGE: 14' 3" x 11' 6" (4.34m x 3.51m)

Feature fireplace.

DINING ROOM: 12' 6" x 10' 0" (3.81m x 3.05m)

KITCHEN: 10' 6" x 7' 0" (3.2m x 2.13m)

Range of fitted upper and lower level units. Integrated extractor fan. Stainless steel one and half bowled sink unit. Part wall tiling. Tiled flooring.

First Floor

SHOWER ROOM: 7' 3" x 4' 6" (2.21m x 1.37m)

Traditional white suite incorporating low level W.C., wash hand basin and corner shower cubicle. Wall tiling.

BEDROOM (1): 13' 9" x 8' 3" (4.19m x 2.51m)

Built in storage.

BEDROOM (2): 12' 6" x 9' 3" (3.81m x 2.82m)

BEDROOM (3): 10' 6" x 10' 3" (3.2m x 3.12m)

Built in storage.

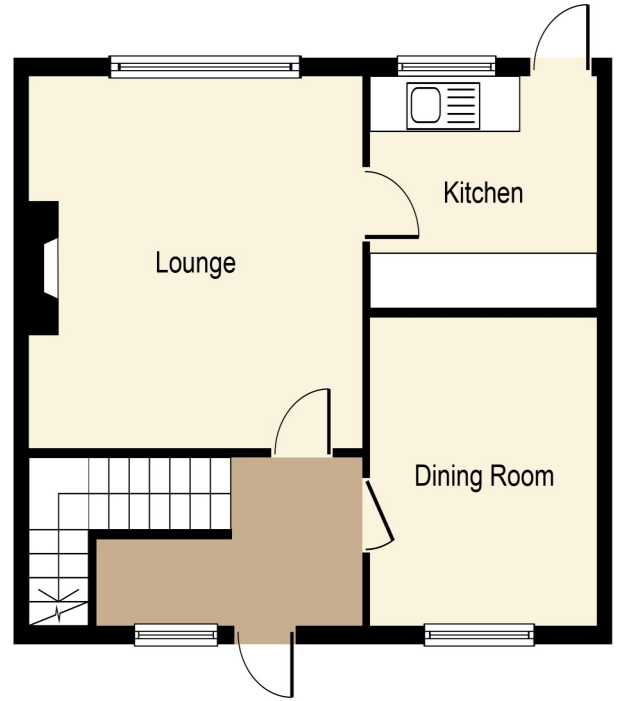
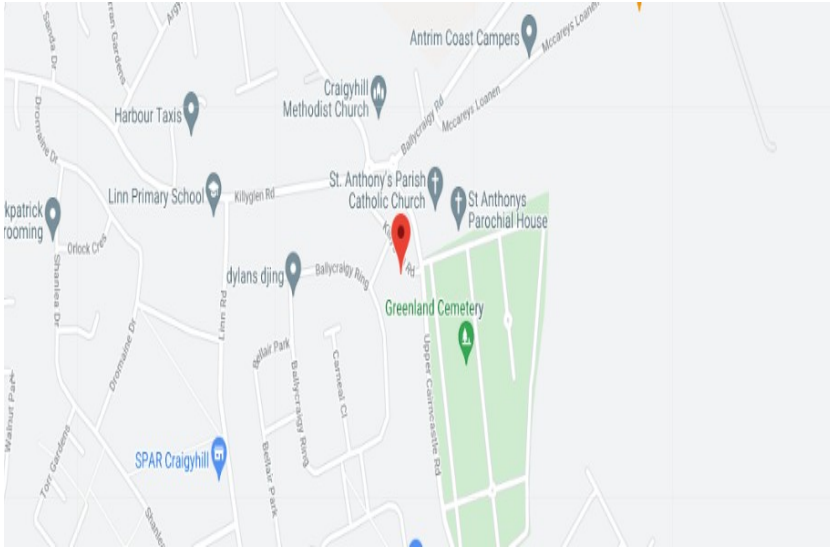
Outside

GARDENS:

Front garden laid to lawn.

Enclosed rear garden.





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F	31 F	
1-20	G		



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