



**Brian
Todd**
.co.uk

4 Greenland Walk, Larne, BT40 1NJ

Offers Around £74,950

FEATURES

- MID TOWN HOUSE
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- PVC SOFFITS AND BARGEBOARDS
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- THREE BEDROOMS
- SHOWER ROOM - WHITE SUITE
- LOW MAINTENANCE FRONT AND REAR GARDENS
- OPEN ASPECT TO FRONT
- CHAIN FREE
- POPULAR RESIDENTIAL LOCATION

Enjoying a delightful open frontal aspect, with views to the local park, this is a superb opportunity for both the first time buyer and investor alike, to acquire this comfortable mid town house.

Benefiting from Gas Fired Central Heating and u.P.V.C. Double Glazing, the property comprises of two reception rooms, fitted kitchen, shower room and three bedrooms.

Complete with low maintenance front and rear gardens, this delightful property situated in a popular residential location, comes highly recommended.

Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

P.V.C. front door. Wood panelled walls.

LOUNGE: 12' 3" x 9' 9" (3.73m x 2.97m)

Picture window with views to the park. Decorative cornicing.

KITCHEN: 13' 9" x 5' 0" (4.19m x 1.52m)

Fitted units. Double drainer stainless steel sink unit. Plumbed for automatic washing machine. Part wall tiling. Storage under stairs.

DINING ROOM: 12' 6" x 8' 6" (3.81m x 2.59m)

A bright room, with original "Devon." Built in storage.

First Floor

LANDING:

Built in storage/ gas boiler.

SHOWER ROOM:

Incorporating tiled walk in wet cubicle, W.C. and wash hand basin.

BEDROOM (1): 11' 3" x 9' 06" (3.43m x 2.9m)

Decorative picture rail. Built in storage. View to the local park.

BEDROOM (2): 10' 0" x 9' 6" (3.05m x 2.9m)

BEDROOM (3): 9' 9" x 8' 9" (2.97m x 2.67m)

Outside

COVERED UTILITY AREA:

Useful storage area with original coal house off, which has built in shelving.

GARDENS:

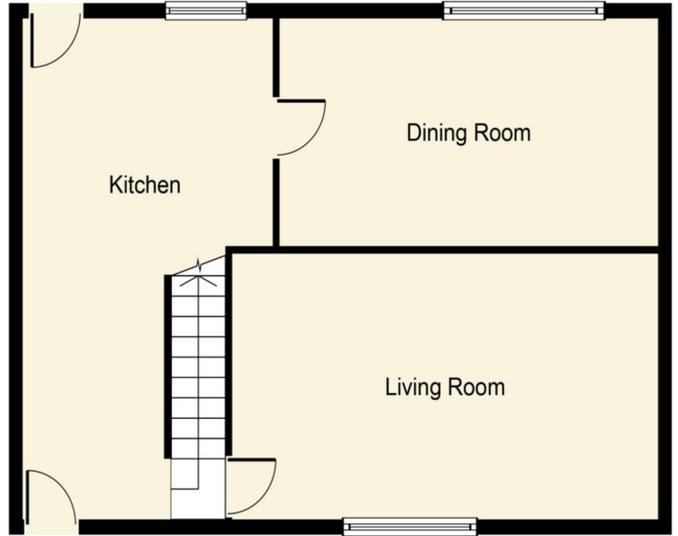
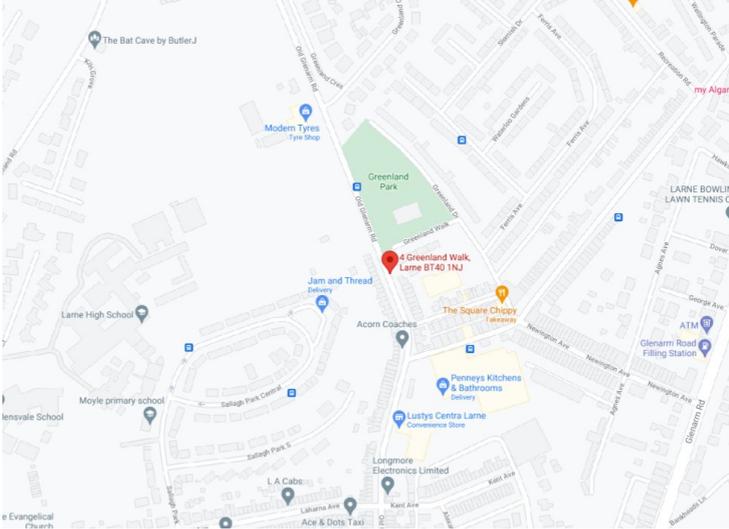
Front garden in decorative pebbles and paving.

Rear garden, again, in decorative pebbles and paving.

Right of way beyond.

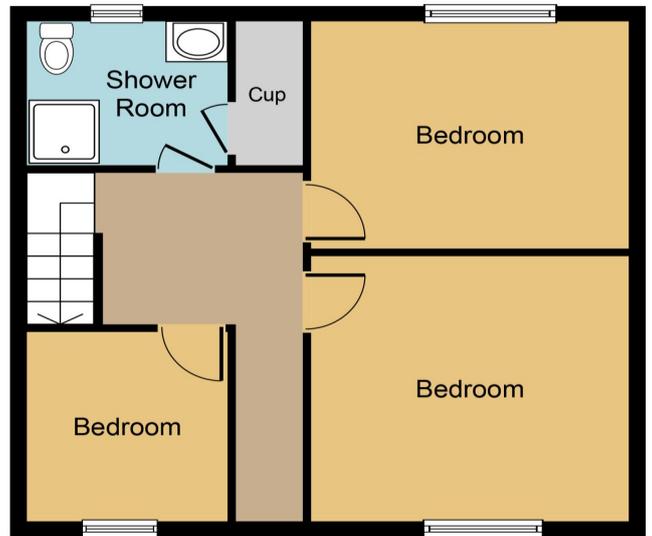


**A superb opportunity
for first time buyer and
investor alike!**



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



First Floor



naea
propertymark

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028 2827 9477

2 Upper Main Street, Larne, BT40 1SX