



**Brian
Todd**
.co.uk

22 Upper Waterloo Road, Larne, BT40 1HD

Offers Around £84,950

FEATURES

- WELL PRESENTED AND DECORATED MID TOWN HOUSE
- OIL FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SPACIOUS LOUNGE WITH FIREPLACE
- MODERN FITTED KITCHEN - INTEGRATED APPLIANCES
- USEFUL LEAN TO REAR PORCH - PLUMBED FOR AUTOMATIC WASHING MACHINE
- WHITE BATHROOM SUITE - SEPARATE SHOWER CUBICLE
- TWO BEDROOMS
- WALLED FRONT GARDEN
- PEDESTRIAN RIGHT OF WAY TO REAR
- REAR GARDEN IN LAWN
- GARAGE - REAR VEHICULAR ACCESS
- MUCH SOUGHT AFTER RESIDENTIAL LOCATION
- CHAIN FREE

This well maintained, presented and decorated mid town house is sure to be a big hit with the first time buyer and investor alike.

Affording excellent comfortable living accommodation, the property comprises of a large lounge, modern fitted kitchen with integrated appliances, two bedrooms and bathroom with separate shower cubicle.

The property benefits from a useful lean to porch area, which is plumbed for an automatic washing machine, low maintenance walled front garden and enclosed rear garden in lawn with garage.

Only a short walk from the local Chain, Town Parks and seafront promenade, this Chain Free property comes highly recommended.

Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

ENTRANCE HALL:

LOUNGE:

A well presented and decorated room, with feature fireplace.

KITCHEN:

Modern range of upper and lower level units. Integrated electric hob, oven and extractor fan. Stainless steel sink unit. Floor tiling.

LEAN TO REAR PORCH:

A useful area, which is plumbed for an automatic washing machine.

First Floor

BATHROOM:

White suite incorporating W.C., wash hand basin and bath. Separate shower cubicle with electric shower. PVC Walls. Hotpress.

BEDROOM (1):

Laminate wood flooring. Fitted robes.

BEDROOM (2):

Laminate wood flooring. Fitted robes.

Outside

YARD AREA

GARDENS:

Walled front garden in paving and shrub areas. Enclosed rear garden in lawn.

GARAGE:

Vehicular access to the rear.



Beautifully presented mid town house, in a popular residential area. Benefits from a garage and rear vehicular access!



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	53 E
21-38	F		
1-20	G		

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