



**Brian
Todd**
.co.uk

46 Newington Avenue, Larne, BT40 1NN

Offers Around £99,950

FEATURES

- **SPACIOUS MID TOWN HOUSE**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LOUNGE/DINING ROOM**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **SUPERB BATHROOM**
- **FOUR BEDROOMS**
- **WALLED FRONT GARDEN**
- **PATIO FEATURE AND ARTIFICIAL LAWN TO REAR**
- **POPULAR CENTRAL LOCATION**

This bright and spacious three storey mid town house situated in a central location is only a short stroll to the Town Centre, Town and Chaines parks and seafront promenade.

Affording good family living accommodation, the property comprises of a lounge/dining room, fitted kitchen, bathroom and four bedrooms.

Externally, the property has a walled front garden, enclosed rear yard, patio area and artificial lawn. to the rear.

Viewing is highly recommended and is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

ENTRANCE HALL:

LOUNGE/DINING ROOM:

A bright spacious family room, with laminate wood flooring. Feature fireplace. Bay window. Casual dining area.

KITCHEN:

Modern range of fitted upper and lower level units. Integrated hob, oven and extractor fan. Stainless steel sink unit. Plumbed for automatic washing machine.

First Floor

BATHROOM:

Featuring double shower cubicle, twin W.C.'s, vanity wash hand basin and panelled bath. Towel radiator. Spot lighting.

BEDROOM (1):

Fitted robes.

BEDROOM (2):

Second Floor

BEDROOM (3):

BEDROOM (4):

Outside

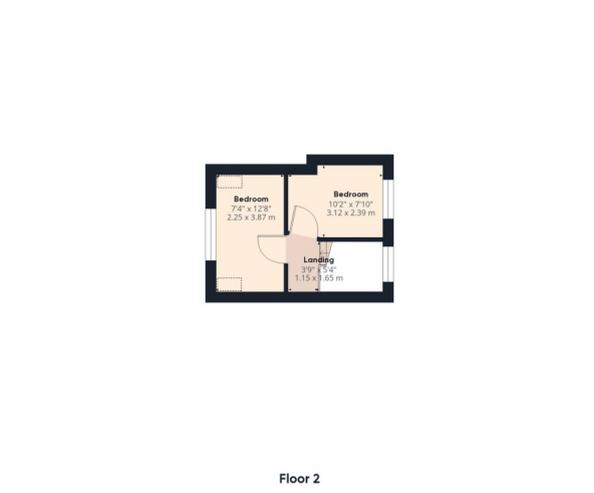
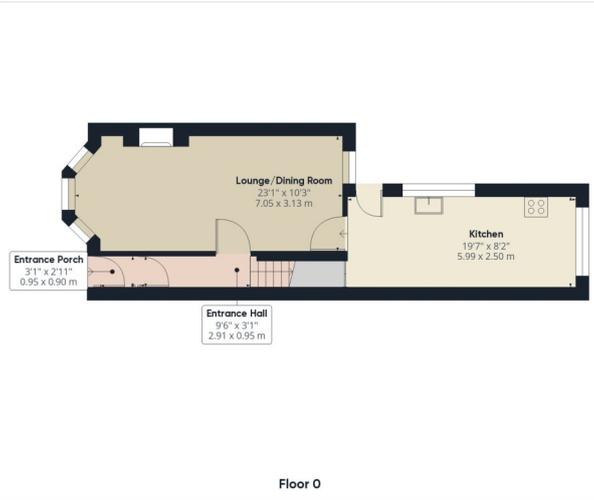
GARDENS:

Walled front garden.

Enclosed yard to rear.

Patio feature and further artificial lawn area.





Approximate total area[®]
 1083.11 ft²
 100.62 m²

Reduced headroom
 7.2 ft²
 0.67 m²

Excluding balconies and terraces

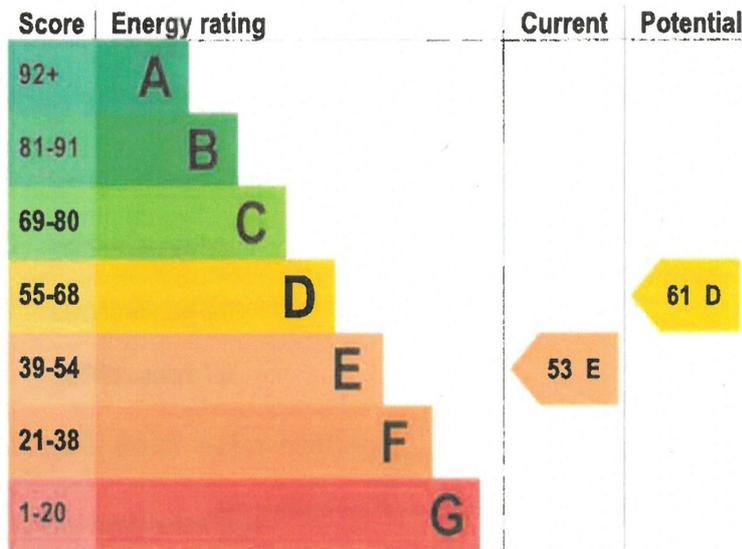
⌚ Reduced headroom (below 1.5m/4.92ft)

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

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