



**Brian
Todd**
.co.uk

37 Garron Crescent, Larne, BT40 2AT

Offers Around £104,950

FEATURES

- **IMPRESSIVE MID TOWN HOUSE**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **MODERN LOUNGE WITH PATIO DOOR FEATURE**
- **MODERN FITTED KITCHEN WITH CASUAL DINING AREA – TERRACE FEATURE**
- **THREE BEDROOMS - LAMINATE WOOD FLOORING**
- **MODERN WHITE BATHROOM SUITE**
- **LARGE MATURE REAR GARDEN WITH PATIO**
- **WALLED FRONT GARDEN - RAISED TERRACE FEATURE**
- **POPULAR RESIDENTIAL LOCATION**

Situated in a popular residential area of Larne, this is a most pleasing mid town house which has just availed the open market.

A credit to its young owner, the property provides good modern living accommodation, which includes a lounge, open plan kitchen/dining room, with modern fitted kitchen and casual dining area with terrace feature, three bedrooms and bathroom with modern white suite.

Externally, the property benefits from a large, enclosed, mature rear garden and walled front garden with raised terrace feature.

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

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

With storage off.

LOUNGE:

A bright family room, with patio feature which leads onto the rear garden.

KITCHEN/DINING AREA:

Modern range of fitted upper and lower level units

complete with extractor fan. One and half bowled sink unit. Plumbed for automatic washing machine. Open plan dining area which benefits from a patio door feature which leads onto a front terrace area.

First Floor

ROOFSPACE:

BATHROOM:

Modern white suite incorporating W.C., wash hand basin and panelled bath.

BEDROOM (1):

Laminate wood flooring.

BEDROOM (2):

Laminate wood flooring.

BEDROOM (3):

Laminate wood flooring.

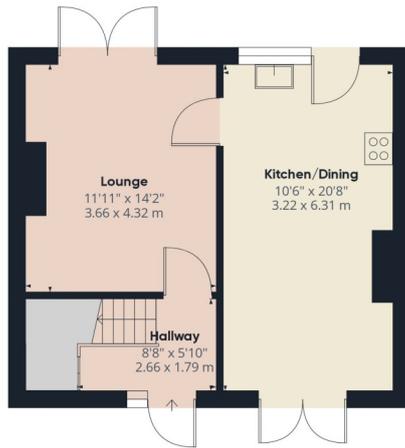
Outside

GARDENS:

Walled front garden with raised terrace feature.

Large enclosed mature rear garden.





Floor 0



Floor 1

Approximate total area[®]
871.26 ft²
80.94 m²

Excluding balconies and terraces

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

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	67	68
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



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