



Brian
Todd
.co.uk

33 Kent Avenue, Larne, BT40 1NB

Offers Around £89,950

FEATURES

- MODERNISED MID TOWN HOUSE
- ELECTRICAL CENTRAL HEATING
- UPVC DOUBLE GLAZING
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- TWO BEDROOMS
- MODERN SHOWER ROOM
- WALLED FRONT GARDEN
- SPACIOUS REAR GARDEN IN PAVING
- MUCH SOUGHT AFTER CENTRAL LOCATION
- CHAIN FREE

We are delighted to bring to market, this modernised mid town house, situated in a much sought after central location, only a short walk to the town centre, local parks and the seafront promenade.

Affording comfortable living accommodation, the property comprises of two reception rooms, newly installed modern fitted kitchen, two bedrooms and newly installed shower room.

Benefiting from a walled front garden, the property has a spacious low maintenance rear garden in paving, with vehicular access beyond.

Chain Free, this excellent property is a must for viewing and should appeal to both the first time buyer and investor alike.

Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE:

A comfortable room, with traditional style fireplace and open fire. Laminate wood flooring.

DINING ROOM:

Laminate wood flooring. Currently used as a games and television room.

KITCHEN:

A modern range of fitted upper and lower level units.

Integrated extractor fan. Stainless steel sink unit. Plumbed for automatic washing machine. Part wall tiling.

LEAN TO REAR PORCH:

A useful storage area.

First Floor

SHOWER ROOM:

Modern white suite incorporating feature vanity wash hand basin, push button W.C. and corner shower cubicle. Laminate wood flooring. Part wall tiling.

BEDROOM (1):

BEDROOM (2):

Outside

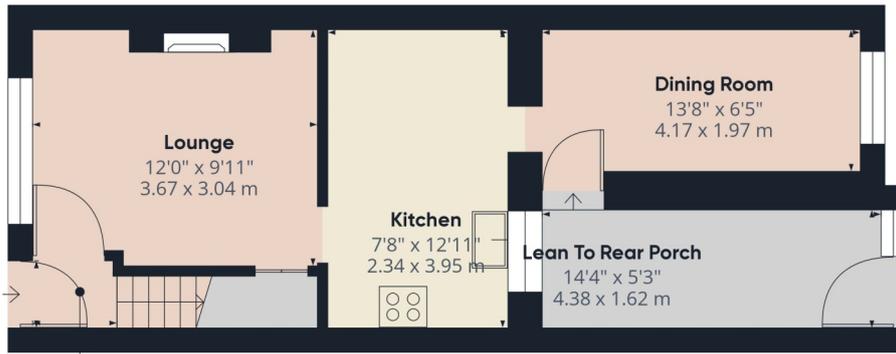
GARDENS:

Small walled front garden.

Spacious low maintenance rear garden in paving.

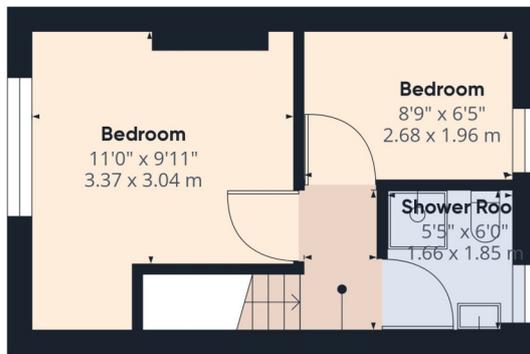
Vehicular right of way to rear.





Entrance Hall
3'3" x 3'1"
1.00 x 0.96 m

Floor 0



Landing
3'0" x 5'11"
0.92 x 1.81 m

Floor 1

Approximate total area[®]
654.12 ft²
60.77 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

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



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