



**Brian
Todd**
.co.uk

47 Ferris Avenue, Larne, BT40 1EZ

Offers Around £94,950

FEATURES

- OIL FIRED CENTRAL HEATING
- SINGLE GLAZING
- LOUNGE - FEATURE FIREPLACE
- MODERN FITTED KITCHEN - INTEGRATED APPLIANCES
- THREE BEDROOMS
- WHITE BATHROOM SUITE
- FENCED FRONT GARDEN
- ENCLOSED REAR GARDEN IN LAWN WITH DECKING FEATURE
- CHAIN FREE
- POPULAR RESIDENTIAL LOCATION

Situated in a popular residential area of Larne, and within easy reach of the Town Centre and all local amenities, this is an excellent opportunity for the discerning purchaser to acquire this mid town house.

Comprising of a lounge, modern fitted kitchen with integrated appliances, three bedrooms and bathroom with white suite, the property benefits from a fenced front garden and enclosed rear garden in lawn with decking feature.

Chain Free, viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE:

Feature brick fireplace with tiled hearth. Spot lighting.

Laminate wood flooring.

KITCHEN:

Range of modern fitted upper and lower level units. Integrated electric hob, oven and extractor fan. Stainless steel sink unit.

Plumbed for automatic washing machine. Part wall tiling. Floor tiling.

First Floor

BEDROOM (1):

BEDROOM (2):

BEDROOM (3):

BATHROOM:

White suite incorporating push button W.C., pedestal wash hand basin and panelled bath with shower attachment and screen. Part wall tiling. Floor tiling.

Outside

GARDENS:

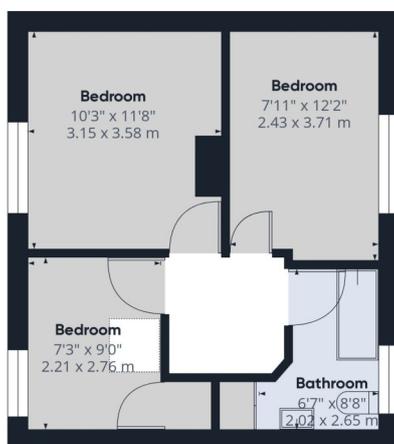
Front garden.

Enclosed rear garden in lawn with decking feature.





Floor 0



Floor 1



Approximate total area⁽¹⁾
708.21 ft²
65.8 m²

Reduced headroom
8 ft²
0.74 m²

(1) 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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	39 E	
21-38	F		
1-20	G		



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