



**Brian
Todd**
.co.uk

90 Moyle Parade, Larne, BT40 1ET

Offers Around £94,950

FEATURES

- MID TOWN HOUSE
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LOUNGE
- MODERN FITTED KITCHEN - INTEGRATED APPLIANCES
- THREE BEDROOMS
- BATHROOM - WHITE SUITE
- ENCLOSED REAR GARDEN IN LAWN WITH FEATURE PATIO
- OFF STREET PARKING TO THE FRONT
- POPULAR RESIDENTIAL LOCATION

Situated in a popular residential location and within easy reach of the Town Centre and local amenities including schools, parks and shops, this is a superb opportunity for the discerning purchaser to acquire this modest mid town house.

Comprising of a lounge, modern fitted kitchen with integrated appliances, three bedrooms and bathroom with white suite, the property, externally, benefits from off street parking to the front, and to the rear, an enclosed garden in lawn with feature patio.

Highly recommended, viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE:

Laminate wood flooring.

KITCHEN:

Range of modern upper and lower level units. Integrated hob, oven and extractor fan. Stainless steel one and half bowled sink unit. Part wall tiling.

First Floor

BATHROOM:

White suite incorporating W.C., wash hand basin and panelled bath with shower attachment.

BEDROOM (1):

BEDROOM (2):

BEDROOM (3):

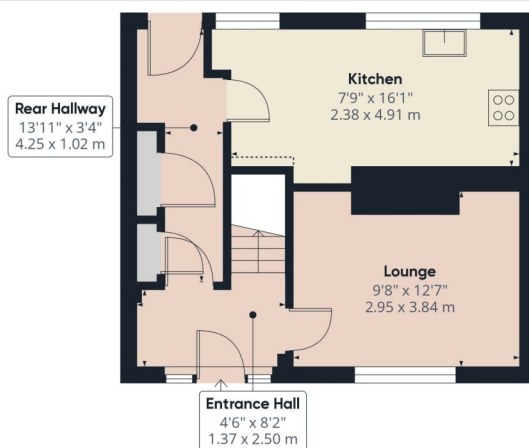
Outside

GARDENS:

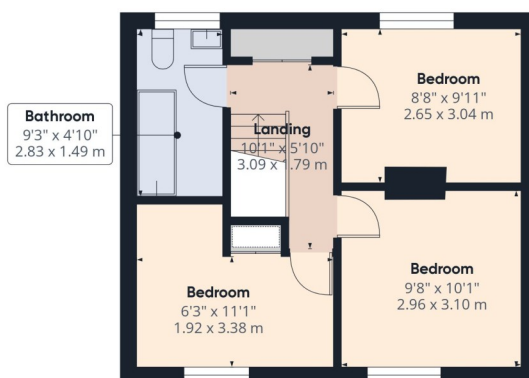
Enclosed rear garden in lawn with feature patio.

Off street parking to the front.





Floor 0



Floor 1

Approximate total area⁽¹⁾

731.85 ft²
67.99 m²

Reduced headroom

1.86 ft²
0.17 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	68 D
39-54	E		
21-38	F		
1-20	G		



naea
propertymark

These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst due care and diligence is taken in compiling this information, we can give no guarantee as to the accuracy thereof and enquirers are recommended to make further enquiries which they think necessary. Neither the vendor, Brian A. Todd & Co., nor any person employed by Brian A. Todd & Co. has any authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are given in feet and inches and are approximate. We have not tested nor inspected any appliances, services or fixtures and fittings in relation to this property.

028 2827 9477

2 Upper Main Street, Larne, BT40 1SX