



**Brian
Todd**
co.uk

18 Albert Street, Larne, BT40 1LG

Offers Around £89,950

FEATURES

- **IMPRESSIVE MID TOWN HOUSE**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **SPACIOUS LOUNGE**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **CASUAL DINING AREA**
- **TWO BEDROOMS**
- **BATHROOM WITH MODERN WHITE SUITE**
- **USEFUL SECOND FLOOR STORE ROOM**
- **WALLED FRONT GARDEN**
- **ENCLOSED SOUTH FACING REAR GARDEN**
- **WELL PRESENTED AND DECORATED THROUGHOUT**

Within walking distance to the Town Centre and close to all local amenities it is a pleasure to offer for sale this impressive mid townhouse. A credit to its current owners, the property has been well decorated and presented throughout and affords good living accommodation which comprises of a spacious lounge, modern fitted kitchen with integrated appliances, casual dining area, two bedrooms, modern bathroom with white suite and a useful store room to the second floor.

Externally, the property benefits from a walled front garden and an enclosed South facing rear garden with views to the surrounding area. Viewing is highly recommended and is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

ENTRANCE HALL:

LOUNGE:

A spacious room, with laminate wood flooring.

KITCHEN:

Modern range of fitted upper and lower level units.

Integrated electric hob, oven and extractor fan. One and a half bowled stainless steel sink unit. Plumbed for automatic washing machine. Casual dining area.

First Floor

BEDROOM (1):

Decorative wood panelling.

BEDROOM (2):

SHOWER ROOM:

White suite incorporating W.C., wash hand basin and separate shower cubicle. Towel radiator.

Second Floor

STORE ROOM:

A useful store area with velux window.

Outside

GARDENS:

Walled front garden.

Rear yard.

Rear South facing garden with views to the surrounding area.



Entrance Porch
3'3" x 3'4"
1.00 x 1.03 m

Entrance Hall
3'4" x 8'7"
1.03 x 2.62 m

Lounge
10'8" x 19'1"
3.26 x 5.84 m

Kitchen
14'3" x 10'4"
4.35 x 3.16 m

South Facing Rear Garden
15'4" x 10'0"
4.69 x 3.05 m

Floor 0

Landing
7'0" x 2'11"
2.14 x 0.90 m

Landing
5'8" x 8'2"
1.75 x 2.51 m

Bedroom
13'8" x 9'3"
4.18 x 2.84 m

Bedroom
8'1" x 9'6"
2.47 x 2.90 m

Shower Room
6'10" x 7'4"
2.10 x 2.24 m

Floor 1

Approximate total area⁽¹⁾

721 ft²
66.9 m²

Balconies and terraces

185 ft²
17.2 m²

(1) 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.

Calculations are based on RICS IPMS 3C standard.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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