



**Brian
Todd**
.co.uk

38 Laharna Avenue, Larne, BT40 1NG

Offers Around £84,950

FEATURES

- MID TOWN HOUSE
- OIL FIRED CENTRAL HEATING
- PARTIAL UPVC DOUBLE GLAZING
- TWO RECEPTION ROOMS
- RECENTLY INSTALLED FITTED KITCHEN - INTEGRATED APPLIANCES
- TWO BEDROOMS
- RECENTLY INSTALLED SHOWER SUITE
- WALLED FRONT GARDEN
- ENCLOSED REAR GARDEN WITH UTILITY STORE
- REAR ACCESS
- POPULAR CONVENIENT LOCATION

This is an excellent opportunity for both the first time buyer and investor alike to acquire this mid town house situated in a popular residential area of Larne.

Within walking distance to the Town Centre and close to all local amenities including schools, churches and parks, the property comprises of a lounge, recently installed fitted kitchen, two bedrooms and recently fitted shower suite.

Benefiting from a walled front garden and enclosed rear garden, the property is priced keenly to sell. Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE:

Laminate wood flooring.

DINING ROOM:

Laminate wood flooring.

KITCHEN:

Recently installed range of upper and lower level units. Integrated hob, oven and extractor fan.

First Floor

SHOWER ROOM:

Recently installed suite comprising of W.C., wash hand basin and separate shower cubicle.

BEDROOM (1):

Laminate wood flooring.

BEDROOM (2):

Outside

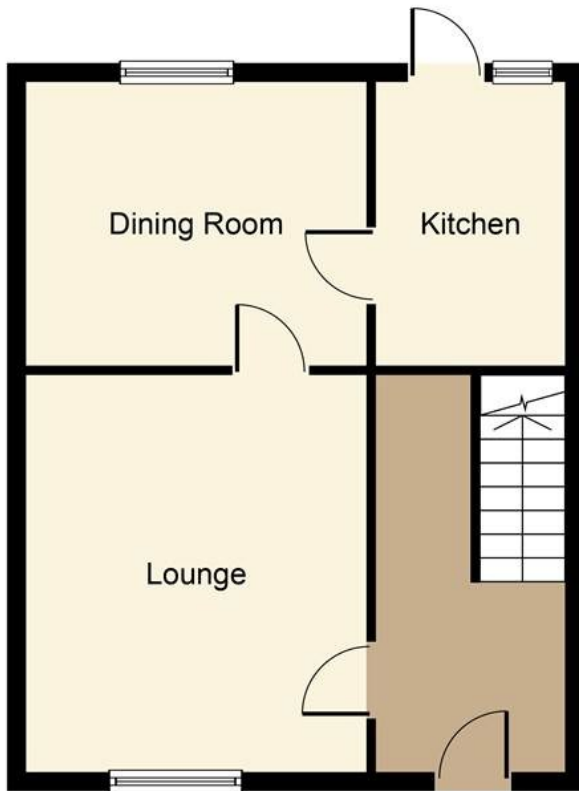
GARDENS:

Walled front garden.

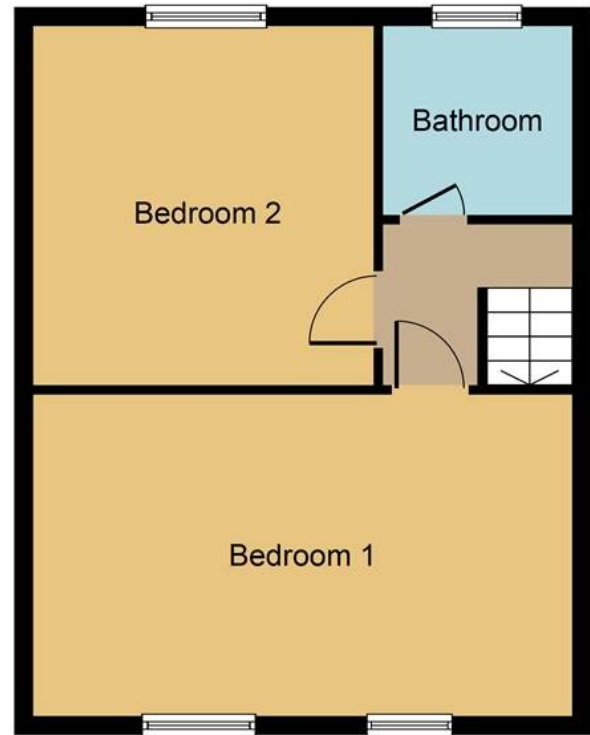
Enclosed rear garden with utility store and W.C.

Access beyond.





Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	49 E
21-38	F		
1-20	G		



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