

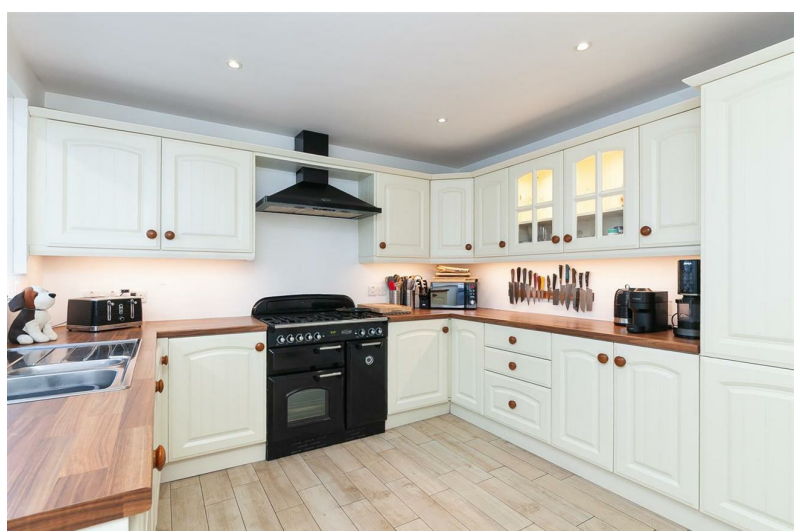


16 Curran Road, Larne, BT40 1BU

- Spacious Victorian Town House
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Many Original Features Throughout
- Immaculately Presented Throughout
- Five Bedroom; Two Reception
- Deluxe Bathroom; Secondary Bathroom
- Enclosed Yard and Rear Garden
- Convenient Location

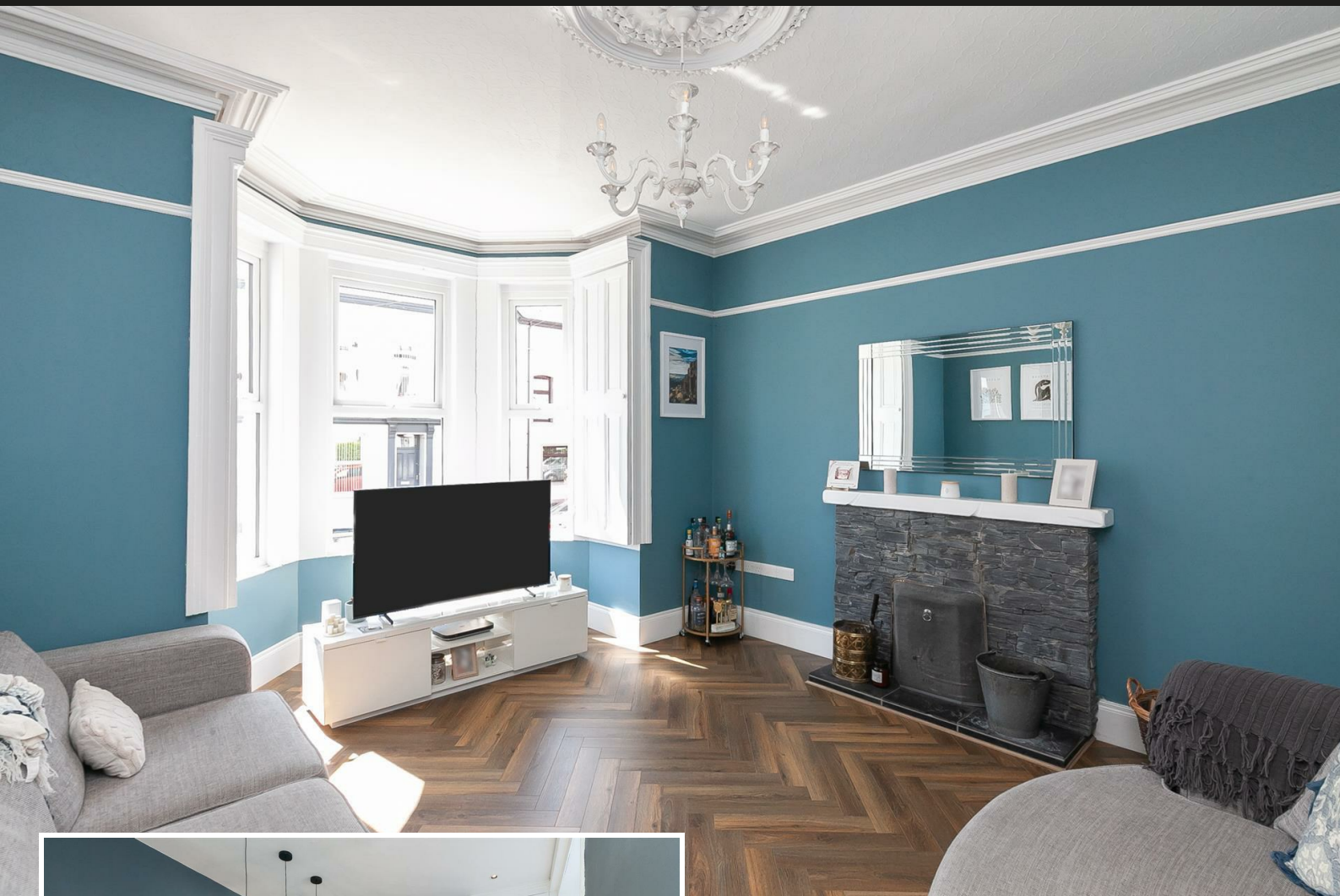
Offers Over £195,000

EPC Rating E





16 Curran Road, Larne, BT40 1BU



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

Hardwood front door with glass panelled fanlight over. Tiled floor. Feature height ceiling with coving, continuing throughout remainder of home. Glass panelled door with matching side screens and fanlight over leading to:

#### ENTRANCE HALL

Herringbone style, wood laminate floor covering. Stairwell to first floor.

#### LOUNGE 17'9" x 13'11" (wps)

Bay window to front elevation. Open fire in stone clad fireplace with tiled hearth. Herringbone style, wood laminate floor covering.

#### DINING ROOM 12'9" x 10'3"

Solid fuel cooker. Range of built in storage units. Gas fired central heating boiler (housed within matching unit). Wood laminate floor covering.



## KITCHEN 17'7" x 10'9" (plus recess)

Country style fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Space for range style oven with extractor hood over. Integrated fridge freezer, dishwasher and washing machine. Twin glass fronted display cabinets. Tiled floor. Access to under stairs store. PVC double glazed door to rear yard.

## FIRST FLOOR

### LANDING

### DELUXE BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate, oversized, panelled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator. Tiled floor.

### BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and high flush WC. Access to roof space.

### BEDROOM 1 20'4" x 16'6"

Bay window to front elevation. Focal point, cast iron fireplace with tiled inset and marble surround.

### BEDROOM 2 13'10" x 11'7"

## SECOND FLOOR

### LANDING

Access to roof space.

### BEDROOM 3 16'6" x 11'7"

Bay window to front elevation. Cast iron, focal point fireplace.

### BEDROOM 4 12'4" x 8'6"

### BEDROOM 5 13'10" x 11'6" (wps)

Tiled, focal point fireplace.

## EXTERNAL

Low maintenance front garden, finished in artificial grass.  
External lighting.  
Enclosed yard finished in tarmac.  
Outside tap.  
External power points.  
Access to outside WC, coal shed and two garden stores.  
Rear garden finished mainly in grass.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





**Immaculately presented, five bedroom, Victorian town house property, conveniently situated on Curran Road, Larne.**

**The property comprises entrance porch, entrance hall, bay fronted lounge, separate dining room, modern fitted kitchen, five well-proportioned bedrooms, deluxe bathroom, and second bathroom.**

**Externally, the property enjoys low maintenance front garden, enclosed rear yard, and rear garden finished mainly in lawn.**

**Other attributes include gas heating, PVC double glazing, and many original features throughout.**

**Early viewing highly recommended.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	53
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements