

**OK  
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# FOR SALE

**160 Linn Road  
Larne  
Co Antrim  
BT40 2AL**

3 Bed Mid Terrace House extending to c. 75 sq m  
(808 sq ft)

[okt.co.uk](http://okt.co.uk)



# LOCATION

Larne is a busy provincial town on the eastern coast of Co. Antrim c. 25 miles north of Belfast and c. 20 miles east of Ballymena.

The subject fronts onto the Linn Road and is conveniently located in close proximity to all local amenities.

# DESCRIPTION

The subject comprises a 3 bed mid terrace property with off street parking and an enclosed rear garden area.

The accommodation includes a living room and kitchen on the ground floor with 3 no. bedrooms and a bathroom on first floor.

The property benefits from double glazed UPVC windows throughout and has obvious refurbishment potential.

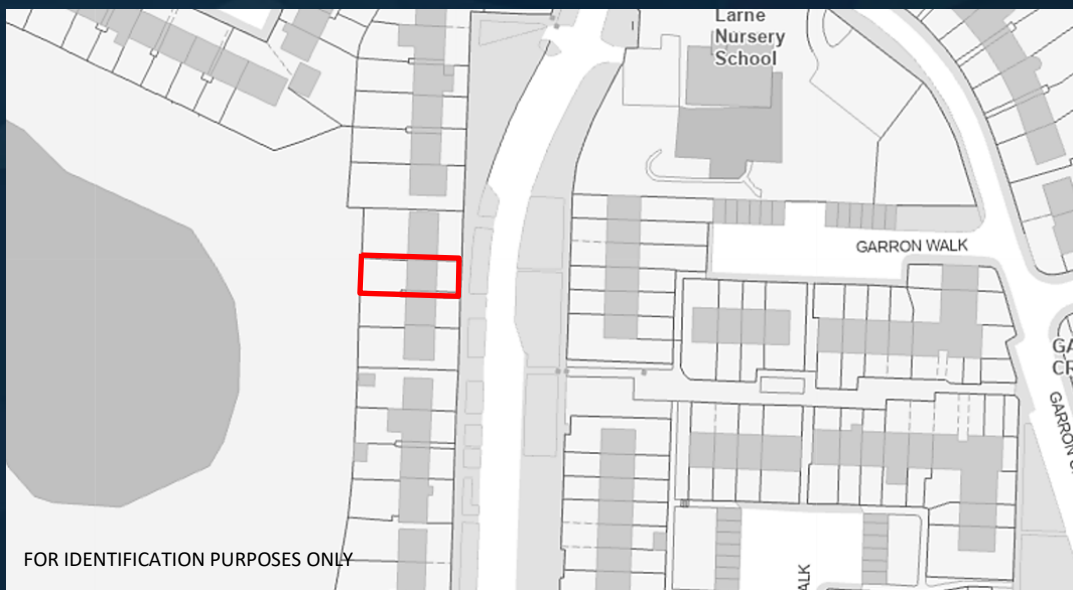
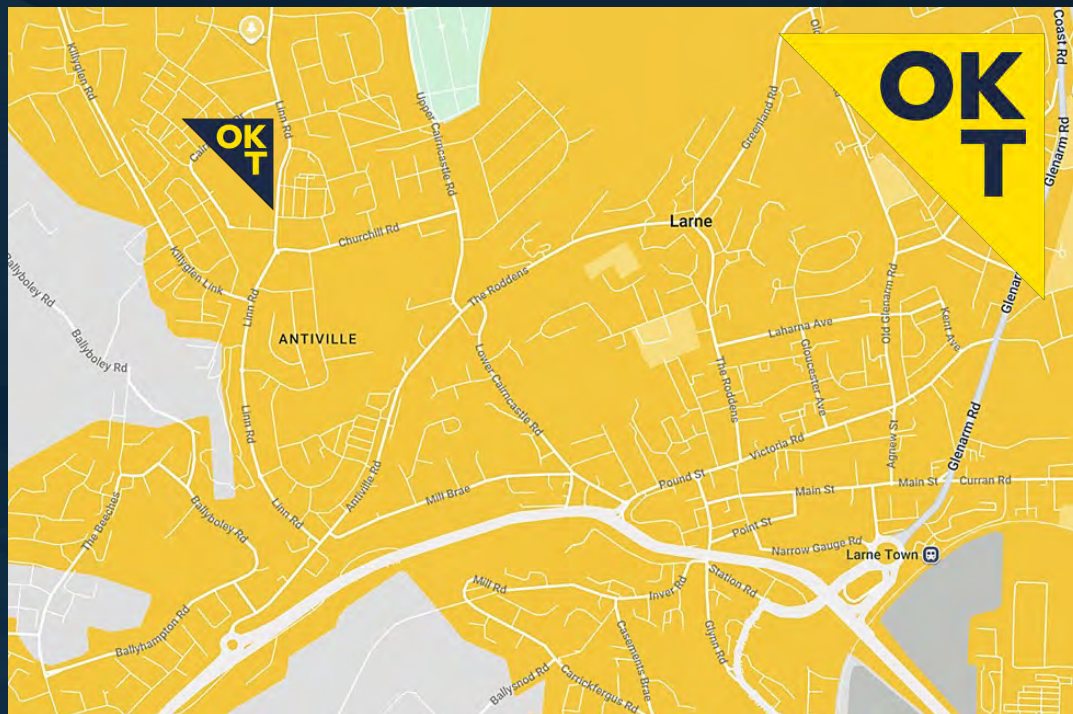
# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
<b>GROUND FLOOR</b>		
Living Room	16.3	175
Kitchen	20.7	223
<b>FIRST FLOOR</b>		
Bedroom 1	10.2	110
Bedroom 2	11.9	128
Bedroom 3	11.1	119
Bathroom	4.9	53
<b>TOTAL ACCOMMODATION</b>	<b>75.1</b>	<b>808</b>

## Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 10115



PURPOSES ONLY

# SALES DETAILS

PRICE: Offers over £65,000  
TITLE: Assumed freehold

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

## NAV

Capital value: £50,000

Estimated rates payable in accordance with LPS Website: £516.85.

All perspective purchasers should make their own enquiries to confirm the NAV / rates payable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	68 D
39-54	E		
21-38	F		
1-20	G		

# Viewing Arrangements

Open viewings have been arranged for the following times:

Thursday 24th April 2025 @ 4.00-5.00 p.m.

Thursday 8th May 2025 @ 4.00-5.00 p.m.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**ALAN MCKINSTRY**

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**ROSS PATTERSON**

ross.patterson@okt.co.uk

## O'CONNOR KENNEDY TURTLE

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