



**Brian
Todd**
co.uk

48 Seacourt Road, Larne, BT40 1TE

Offers Around £124,950

FEATURES

- **DECEPTIVELY SPACIOUS EXTENDED END TOWN HOUSE**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **EXCEPTIONAL STANDARD OF FINISH THROUGHOUT**
- **TWO RECEPTION ROOMS**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **DOWNSTAIRS GUEST W.C. AND WASH HAND BASIN**
- **THREE BEDROOMS**
- **MODERN WHITE BATHROOM SUITE**
- **WALLED FRONT GARDEN IN LAWN WITH DECORATIVE WALKWAYS AND BOUNDARY WALL**
- **ENCLOSED REAR GARDEN WITH RAISED DECKING FEATURE AND LOWER PLAY AREA**
- **VIEWS TO THE SURROUNDING AREA**
- **POPULAR RESIDENTIAL LOCATION**

A credit to its present owners, this is an exceptionally well presented and decorated extended end town house we have pleasure in offering for sale.

Situated in a popular residential location, the property affords excellent versatile family living accommodation which comprises of a lounge with wood burning stove, family room, modern fitted kitchen with integrated appliances, downstairs guest W.C., three bedrooms and bathroom with modern white suite. Externally, the property has a walled front garden in lawn and to the rear, an enclosed garden with raised feature decking and lower play area. Highly recommended, viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE:

Feature wood burning stove. Laminate wood flooring.

FAMILY ROOM:

Laminate wood flooring.

KITCHEN:

Modern range of fitted upper and lower level units including breakfast bar. Integrated electric hob, oven and extractor fan. One and half bowled stainless steel sink unit.

REAR HALLWAY:

Incorporating W.C. and wash hand basin.

First Floor

BEDROOM (1):

BEDROOM (2):

BEDROOM (3):

BATHROOM:

Modern white suite incorporating W.C., vanity wash hand basin and panelled bath with shower attachment. Towel radiator. Wall and floor tiling.

Outside

GARDENS:

Enclosed rear garden with raised feature decking.

Excellent views to the surrounding area. Lower play area.

Front garden in lawn with decorative paviour walkways and boundary wall.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1025 ft²
95.3 m²

Balconies and terraces

216 ft²
20.1 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	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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