



**Brian
Todd**
.co.uk

20 Curran Road, Larne, BT40 2BU

Offers Around £159,950

FEATURES

- **TRADITIONAL THREE STOREY TOWN HOUSE**
- **OIL FIRED CENTRAL HEATING**
- **PARTIAL UPVC DOUBLE GLAZING**
- **TWO RECEPTION ROOMS**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **SEPARATE UTILITY ROOM**
- **FAMILY BATHROOM - WITH SEPARATE SHOWER CUBICLE**
- **FIVE BEDROOMS**
- **SECOND FLOOR SHOWER ROOM**
- **SECLUDED REAR GARDEN IN LAWN WITH FEATURE TWIN DECKING AREAS**
- **WALLED FRONT GARDEN**

Offering close proximity to the Town Centre and within walking distance to all local amenities including bus and train stations, this is a delightful opportunity, for the purchaser to acquire this traditional style three storey mid town house.

Affording excellent versatile ,living accommodation, the property comprises of two reception rooms, modern fitted kitchen with integrated appliances, separate utility room, modern family bathroom, five bedrooms and second floor shower room.

Externally, the property has a walled front garden, enclosed yard with store and secluded rear garden in lawn with feature twin decking areas.

This is an excellent example of a modern family home, which most definitely merits an early internal inspection.

All viewings are strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

VESTIBULE HALL:

ENTRANCE HALL:

With ceramic floor tiling.

LOUNGE: 17' 0" x 13' 0" (5.18m x 3.96m)

A bright family room, with traditional style high mantle fireplace with open fire. Bay window. Laminate wood flooring.

DINING ROOM: 11' 9" x 10' 9" (3.58m x 3.28m)

Laminate wood flooring. Decorative dado rail.

KITCHEN: 18' 3" x 11' 6" (5.56m x 3.51m) (max).

Good range of modern fitted upper and lower level units including stainless steel one and half bowled sink unit.

Integrated Range cooker, electric oven and extractor fan. Wall and floor tiling.

UTILITY ROOM:

Fitted sink. Plumbed for automatic washing machine

First Floor

BATHROOM: 11' 6" x 7' 9" (3.51m x 2.36m)

White suite incorporating corner bath, vanity wash hand basin and W.C. Separate shower cubicle with electric shower. Heated towel rail. Decorative PVC panelling to walls. Floor tiling.

First Floor Return

BEDROOM (1): 18' 9" x 13' 9" (5.72m x 4.19m)

Complete with bay window and fitted robes.

BEDROOM (2): 12' 0" x 10' 9" (3.66m x 3.28m)

Laminate wood flooring.

Second Floor

SHOWER ROOM: 12' 9" x 11' 9" (3.89m x 3.58m)

White suite incorporating push button W.C., pedestal wash hand basin and separate shower cubicle. Half wall tiling. Floor tiling.

BEDROOM (3): 17' 3" x 10' 6" (5.26m x 3.2m)

BEDROOM (4): 11' 9" x 10' 9" (3.58m x 3.28m)

BEDROOM (5): 13' 6" x 7' 6" (4.11m x 2.29m)

Outside

GARDENS:

Walled front garden.

Enclosed rear yard with store.

Secluded rear garden laid to lawn with feature twin decking areas.



Within walking distance to the Town Centre, this family home offers superb living accommodation!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		44 E
21-38	F	37 F	
1-20	G		



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