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.co.uk

**18 Blackthorn Green, Larne, BT40 2JE**

**Offers Around £114,950**

## FEATURES

- MODERN MID TOWN HOUSE
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LOUNGE
- MODERN FITTED KITCHEN - INTEGRATED APPLIANCES
- CASUAL DINING AREA
- DOWNSTAIRS GUEST W.C.
- TWO BEDROOMS
- TWO ENSUITE SHOWER ROOMS
- TAR MAC DRIVEWAY TO FRONT
- ENCLOSED REAR GARDEN IN LAWN WITH FEATURE PATIO
- POPULAR RESIDENTIAL LOCATION
- TO BE SOLD WITH A SITTING TENANT

Situated in a popular residential area of Larne, this is a pleasantly decorated and presented modern town house complete with tar mac driveway and enclosed rear garden in lawn with feature patio.

An ideal purchase for the first time buyer, the property offers bright living accommodation and benefits from Gas Fired Central Heating and u.P.V.C. Double Glazing.

Viewing is highly recommended and is strictly by appointment only through Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

#### ENTRANCE HALL:

#### LOUNGE:

High mantle fireplace. Laminate wood flooring.

#### KITCHEN/DINING ROOM:

Modern range of fitted upper and lower level units. Integrated gas hob, oven and extractor fan. Stainless steel sink unit. Plumbed for automatic washing machine. Floor tiling. Casual dining area.

#### GUEST W.C.:

Incorporating W.C. and wash hand basin.

### First Floor

#### BEDROOM (1):

Laminate wood flooring.

#### ENSUITE SHOWER ROOM:

Incorporating W.C., wash hand basin and separate shower cubicle. Floor tiling.

#### BEDROOM (2):

Laminate wood flooring.

#### ENSUITE SHOWER ROOM:

Incorporating W.C., wash hand basin and separate shower cubicle. Floor tiling.

### Outside

#### OUTSIDE:

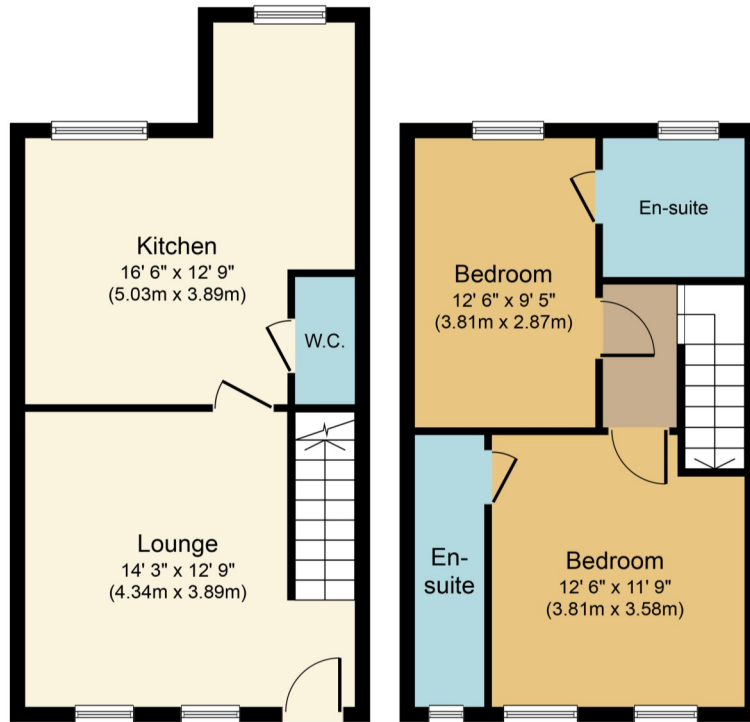
Enclosed rear garden laid to lawn. Feature patio.

Tar mac driveway to front.





*A keenly priced modern property, in a popular location, ideal for first time buyer, or investor!*



**Ground Floor**  
Approximate Floor Area  
381 sq. ft.  
(35.4 sq. m.)

**First Floor**  
Approximate Floor Area  
350 sq. ft.  
(32.5 sq. m.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   C	77   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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