



**Brian**  
**Todd**  
.co.uk

**7 Recreation Road, Larne, BT40 1HA**

**Offers Around £70,000**

## FEATURES

- TRADITIONAL STYLE TOWN HOUSE
- PARTIAL GAS FIRED CENTRAL HEATING
- PARTIAL UPVC DOUBLE GLAZING
- LOUNGE
- RANGE OF FITTED UPPER AND LOWER LEVEL KITCHEN UNITS
- LEAN TO UTILITY AREA
- DOWNSTAIRS GUEST W.C. AND WASH HAND BASIN
- COLOURED BATHROOM SUITE
- TWO BEDROOMS
- STORE ROOM
- FRONT OFF STREET PARKING
- GREAT SCOPE FOR FURTHER IMPROVEMENT
- CHAIN FREE

Providing great scope for further improvement this is a traditional style town house situated in a popular residential area of Larne.

Within walking distance to the Town Centre, local parks, schools and the seafront

promenade, the property comprises of a lounge, fitted kitchen, downstairs W.C. and wash hand basin, lean to utility area, two bedrooms and bathroom with pastel coloured suite.

Complete with off street parking, the property is chain free and should appeal to both the D.I.Y. enthusiast and investor alike.

Viewing is strictly by appointment only through Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

#### ENTRANCE PORCH:

#### ENTRANCE HALL:

**LOUNGE: 20' 9" x 10' 3" (6.32m x 3.12m)**

**KITCHEN: 9' 9" x 8' 0" (2.97m x 2.44m)**

Range of fitted upper and lower level units. Stainless steel sink unit.

#### GUEST W.C.:

Incorporating W.C. and wash hand basin.

#### LEAN TO UTILITY AREA:

### First Floor

**BEDROOM (1): 11' 6" x 7' 6" (3.51m x 2.29m)**

**BEDROOM (2): 8' 9" x 7' 0" (2.67m x 2.13m)**

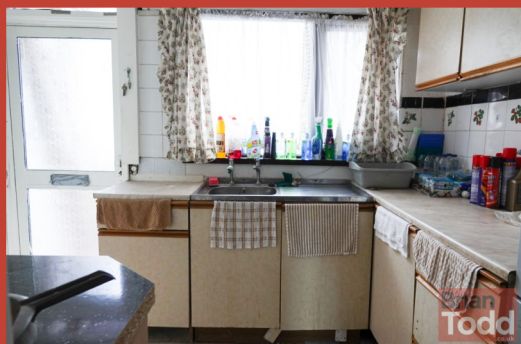
**BATHROOM: 9' 6" x 8' 3" (2.9m x 2.51m)**

pastel coloured suite incorporating W.C., wash hand basin and bath with mixer taps.

**STORE AREA: 14' 9" x 7' 6" (4.5m x 2.29m)**

### Outside

Off street parking to the front.



*This traditional style property is keenly priced, providing a great scope for further improvement!*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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