



**Brian
Todd**
.co.uk

53 Greenland Crescent, Larne, BT40 1HE

Offers Around £169,950

FEATURES

- **EXTENDED SEMI DETACHED VILLA**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **THREE RECEPTION ROOMS**
- **FITTED KITCHEN WITH CASUAL DINING AREA**
- **DOWNSTAIRS WALK IN WET ROOM**
- **THREE BEDROOMS**
- **BATHROOM - MODERN WHITE SUITE**
- **COURTYARD STYLE PATIO AREA TO THE REAR**
- **PAVIOUR DRIVEWAY TO THE FRONT**
- **FRONT GARDEN - BOUNDARY WALL AND DECORATIVE ENTRANCE GATES**
- **GOOD STANDARD OF SPECIFICATION THROUGHOUT**

Situated in this much sought after residential location, and within easy reach of local amenities, it is a pleasure to offer for sale this impressive, extended semi detached villa.

Affording deceptively spacious living accommodation, the property comprises of three reception rooms, fitted kitchen, casual dining area, downstairs wet room, three bedrooms and bathroom.

Externally, to the rear, the property has an enclosed courtyard complete with patio, and, to the front, a paviour driveway, garden and low level boundary wall with wrought iron entrance gates.

Presented and decorated to a high standard throughout, this excellent family home comes highly recommended.

Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

LOUNGE:

A lovely bright room, with laminate wood flooring. Decorative archway through to:

DINING ROOM:

Laminate wood flooring. Double opening doors through to:

FAMILY ROOM:

Again, a bright family room, with laminate wood flooring. Patio door feature, leading onto enclosed decorative rear courtyard patio.

KITCHEN:

Modern range of fitted upper and lower level units. Fitted extractor fan. One and half bowled sink unit. Plumbed for automatic washing machine. Space for Range cooker. Tiling. Velux window. Spot lighting.

CASUAL DINING AREA:

With feature rustic walls. Patio doors leading to rear courtyard. Tiled flooring.

INTERNAL HALLWAY TO:

WET ROOM:

Modern white suite incorporating low level W.C., vanity wash hand basin and wet room cubicle. Towel radiator.

First Floor

BATHROOM:

Modern white suite incorporating low level W.C., feature floating wash hand basin and panelled bath. Separate shower cubicle. Decorative wall panelling. Towel radiator.

BEDROOM (1):

Laminate wood flooring. Fitted robes.

BEDROOM (2):

Laminate wood flooring.

BEDROOM (3):

Laminate wood flooring.

Outside

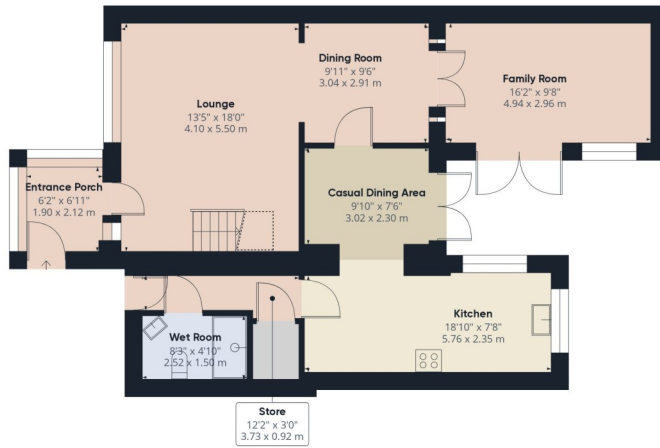
GARDENS:

Walled front garden, with decorative paviour feature.

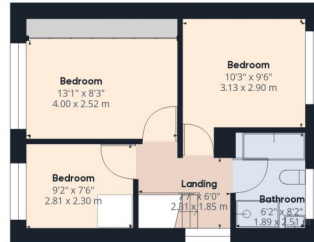
Driveway with decorative wrought iron entrance gates.

Superb private rear courtyard with patio feature.





Floor 0



Floor 1

Approximate total area⁽¹⁾
1288.46 ft²
119.7 m²

Reduced headroom
17.01 ft²
1.58 m²

(1) Excluding balconies and terraces

⌊ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	67 D
39-54	E		
21-38	F		
1-20	G		



naea
propertymark

These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst due care and diligence is taken in compiling this information, we can give no guarantee as to the accuracy thereof and enquirers are recommended to make further enquiries which they think necessary. Neither the vendor, Brian A. Todd & Co., nor any person employed by Brian A. Todd & Co. has any authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are given in feet and inches and are approximate. We have not tested nor inspected any appliances, services or fixtures and fittings in relation to this property.