



**Brian
Todd**
.co.uk

6 Curran Road, Larne, BT40 1BU

Guide Price £115,000

FEATURES

- **TRADITIONAL STYLE, THREE STOREY MID TOWNHOUSE**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **TWO RECEPTION ROOMS**
- **FITTED KITCHEN WITH CASUAL BREAKFAST AREA**
- **DOWNSTAIRS WET ROOM**
- **SIX BEDROOMS**
- **FAMILY BATHROOM - SEPARATE SHOWER CUBICLE**
- **WALLED FRONT GARDEN**
- **REAR GARDEN WITH FEATURE PATIO AND SUMMER HOUSE**
- **MUCH SOUGHT AFTER CENTRAL LOCATION**
- **CHAIN FREE**

This is a substantial, three storey, family home situated within close proximity of the Town Centre and all local amenities including schools, churches, leisure centre and the seafront promenade.

The property provides excellent accommodation, designed to suit most families needs and requirements, presently extending to include two reception rooms, fitted kitchen with casual breakfast area, downstairs wet room, six bedrooms and bathroom.

Externally, the property benefits from an easily managed walled front garden and garden, to the rear, with patio feature and summer house.

Chain Free, viewing is highly recommended and is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

ENTRANCE HALL:

LOUNGE: High mantle fireplace. Bay window. Laminate wood flooring. Decorative ceiling cornice.

DINING ROOM: Feature fireplace. Laminate wood flooring.

KITCHEN: Good range of modern fitted upper and lower level units. Casual breakfast area. Floor tiling.

WET ROOM: Wet cubicle including W.C. and wash hand basin.

First Floor

BEDROOM (1): Complete with fitted sink.

BATHROOM: White suite incorporating W.C., feature floating vanity wash hand basin, panelled bath and separate shower cubicle. Towel radiator. Spot lighting.

BEDROOM (2):

BEDROOM (3): Bay window. Fitted robes and sink.

Second Floor

BEDROOM (4):

BEDROOM (5):

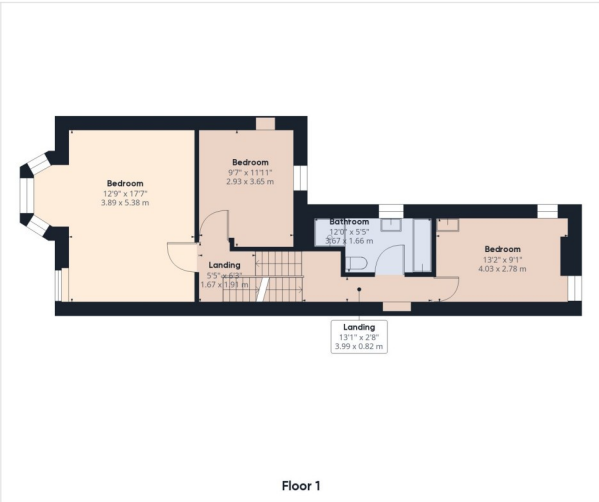
BEDROOM (6):

Outside

GARDENS: Rear garden with feature patio and summer house.

Walled front garden.





Approximate total area¹⁾
 1603.61 ft²
 148.98 m²

Reduced headroom
 13.35 ft²
 1.24 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	49 E	
21-38	F		
1-20	G		



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