



**Brian
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.co.uk

19 Portland Street, Larne, BT40 1DQ

Offers Around £82,500

FEATURES

- MID TOWN HOUSE
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LOUNGE/DINING ROOM WITH DECORATIVE ARCHWAY DIVIDE
- FITTED KITCHEN
- TWO BEDROOMS
- MODERN FAMILY BATHROOM - WHITE SUITE
- UTILITY/OIL STORE TO REAR
- POPULAR RESIDENTIAL LOCATION
- CHAIN FREE

Situated in the highly desirable Harbour district of Larne, this is a superb opportunity for either the first time buyer and investor alike to acquire this mid townhouse. Comprising of two bedrooms, spacious lounge with decorative archway divide leading to a dining area, fitted kitchen and family bathroom, this excellent property comes highly recommended. Chain Free, viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

ENTRANCE HALL:

LOUNGE:

A bright spacious room, with feature fireplace and wood flooring. Decorative archway to:

DINING ROOM:

Wood flooring.

KITCHEN:

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

First Floor

BATHROOM:

Modern white suite incorporating low level push button W.C., pedestal wash hand basin and panelled bath with electric shower attachment. Tiled walling.

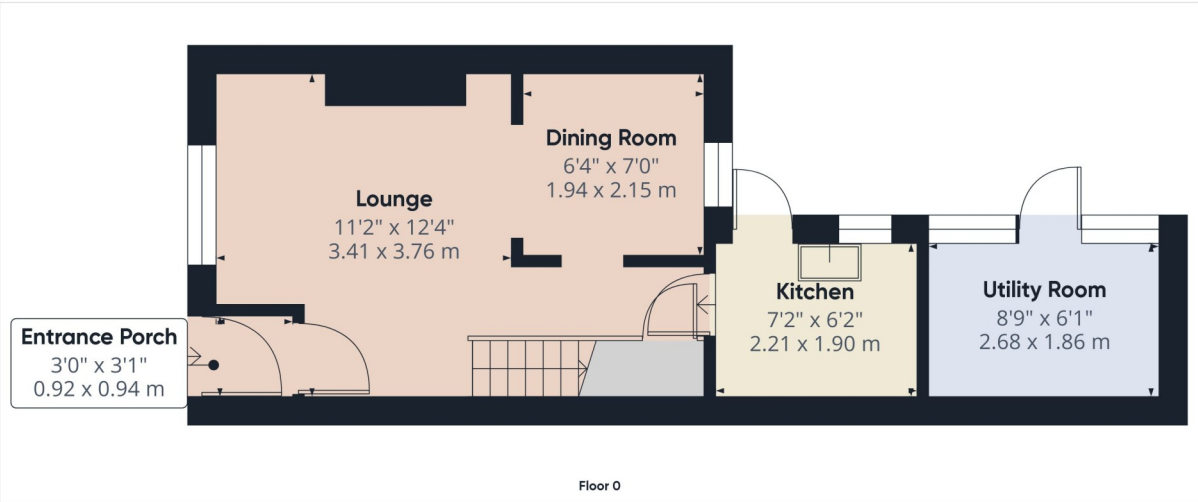
BEDROOM (1):

BEDROOM (2):

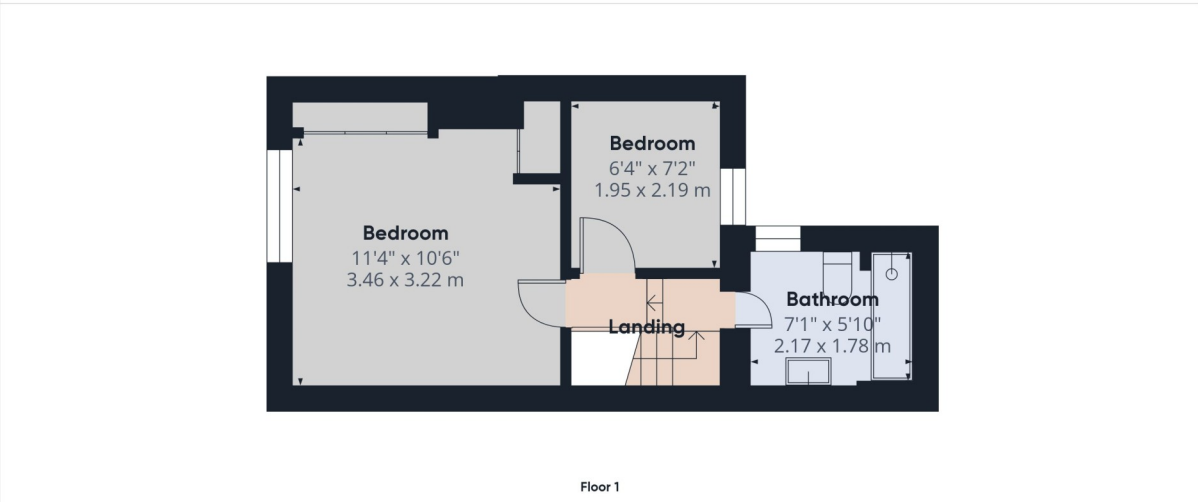
Outside

Enclosed rear yard with utility and boiler store.





Approximate total area[®]
552.84 ft²
51.36 m²



(1) Excluding balconies and terraces

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

| | Current | Potential |
|--|---------|-----------|
| Very energy efficient - lower running costs | | |
| A 92 plus | | |
| B 81-91 | | |
| C 69-80 | | |
| D 55-68 | | |
| E 39-54 | 40 | 56 |
| F 21-38 | | |
| G 1-20 | | |
| Not energy efficient - higher running costs | | |



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