



**Brian
Todd**
.co.uk

11 Exchange Road, Larne, BT40 1RX

Offers Around £89,950

FEATURES

- **END TOWN HOUSE**
- **REFURBISHED THROUGHOUT**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LOUNGE**
- **NEWLY INSTALLED FITTED KITCHEN**
- **THREE BEDROOMS**
- **NEWLY FITTED WHITE BATHROOM SUITE**
- **LOW MAINTENANCE REAR GARDEN IN DECORATIVE PEBBLES**
- **CONVENIENT CENTRAL LOCATION**
- **CHAIN FREE**

It is a pleasure to offer for sale, this refurbished throughout end town house, situated in a convenient central position, within walking distance to the Town Centre and all amenities.

Comprising of a spacious lounge, newly installed fitted kitchen complete with integrated appliances, three bedrooms, all with newly laid carpets and bathroom with newly installed white suite, the property benefits, externally, from a long enclosed low maintenance rear garden in decorative pebbles.

This excellent property is ideal as a first time buy or investment property.

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

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

Laminate wood flooring.

LOUNGE:

A spacious room with laminate wood flooring. Feature wall.

KITCHEN:

A range of newly fitted upper and lower level units. Plumbed for automatic washing machine. Part wall tiling. Spot lighting.

BATHROOM:

Newly fitted white suite incorporating W.C., vanity wash hand basin and panelled bath with shower attachment. Feature finished PVC walls.

First Floor

BEDROOM (1):

Newly laid carpet.

BEDROOM (2):

Newly laid carpet.

BEDROOM (3):

Newly laid carpet.

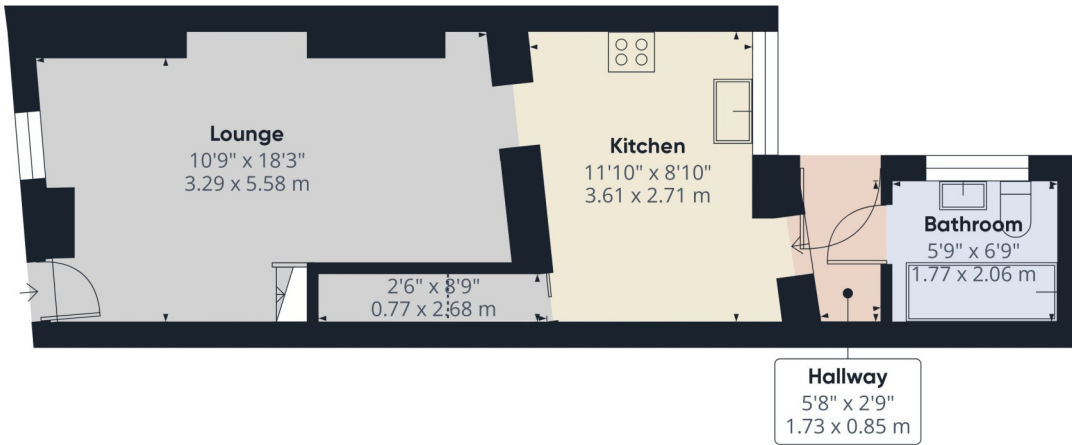
Outside

GARDENS:

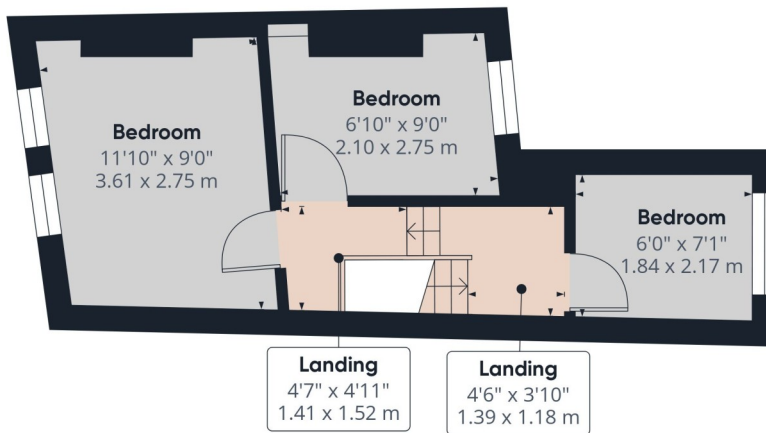
Long low maintenance rear garden in decorative pebbles.

Yard area to rear.





Floor 0



Floor 1

Approximate total area¹⁾

610.31 ft²
56.7 m²

Reduced headroom

11.98 ft²
1.11 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		
39-54	E	46 E	53 E
21-38	F		
1-20	G		



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