



Brian
Todd
.co.uk

75 Old Glenarm Road, Larne, BT40 1RW

Offers Around £89,950

FEATURES

- MID TOWN HOUSE
- OIL FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SPACIOUS LOUNGE - FEATURE FIREPLACE
- MODERN FITTED KITCHEN - INTEGRATED APPLIANCES
- TWO BEDROOMS
- MODERN WHITE BATHROOM SUITE - ELECTRIC SHOWER
- RAISED REAR GARDEN IN LAWN
- VEHICULAR ACCESS TO REAR
- CHAIN FREE
- CONVENIENT CENTRAL LOCATION

Situated in a convenient central location, and within walking distance to the Town Centre and all local amenities this is an excellent opportunity for both the first time buyer and investor alike to acquire this comfortable mid town house.

Comprising of a spacious lounge, modern fitted kitchen with integrated appliances, two bedrooms and bathroom with white suite, the property, externally, has a raised rear garden in lawn and vehicular access beyond.

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

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

ENTRANCE HALL:

LOUNGE:

A spacious well decorated room, with feature fireplace and laminate wood flooring.

KITCHEN:

Good range of upper and lower level fitted units. Integrated electric hob, single oven and extractor fan. Stainless steel sink unit. Part wall tiling. Spot lighting.

First Floor

BEDROOM (1):

BEDROOM (2):

BATHROOM:

Modern suite incorporating panelled bath with shower attachment and mixer taps, low level W.C. and pedestal wash hand basin. Tiling.

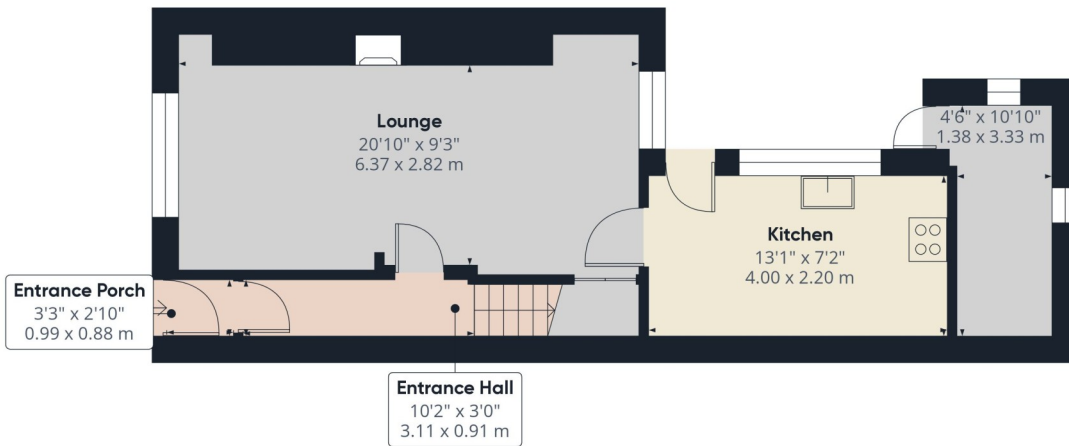
Outside

GARDENS:

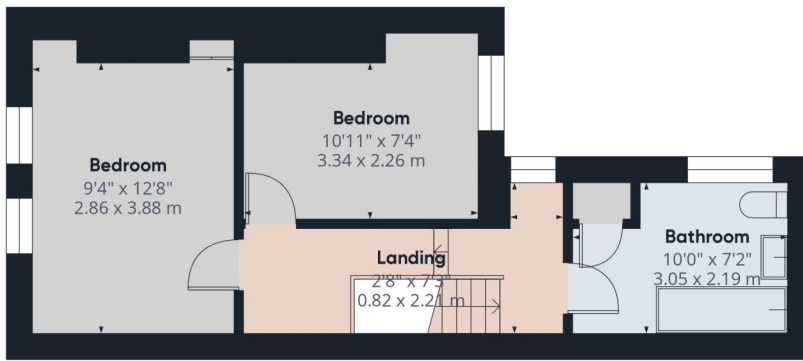
Steps leading to a rear garden area in lawn with pergola.

Vehicular access to rear.





Floor 0



Floor 1

Approximate total area⁽¹⁾
757.01 ft²
70.33 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		49 E
21-38	F	25 F	
1-20	G		



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