

## BANK ROAD, LARNE OFFERS OVER £69,950

Good Mid Terrace in a popular location minutes from Larne Bus Depot and easy walk to Town centre, Train station and beyond.

Excellent value - priced to sell with great yield for investors and great opportunity for first time buyers to get on the property ladder

Mid Terrace  
Living room  
Kitchen  
Two bedrooms  
Bathroom  
Gas heating  
PVC double glazing  
Enclosed rear area  
Excellent location

Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

**Entrance hall**

**Living room**

Good size room with door leading to

**Kitchen**

Good range of units and worktop space plus ample room for dining.  
Recently treated and rendered rear wall replastered internally and rendered externally. Door to enclosed rear yard

**FIRST FLOOR:**

**Bedroom 1**

great size double room. Store Cupboard housing gas boiler

**Bedroom 2**

another decent room

**Bathroom**

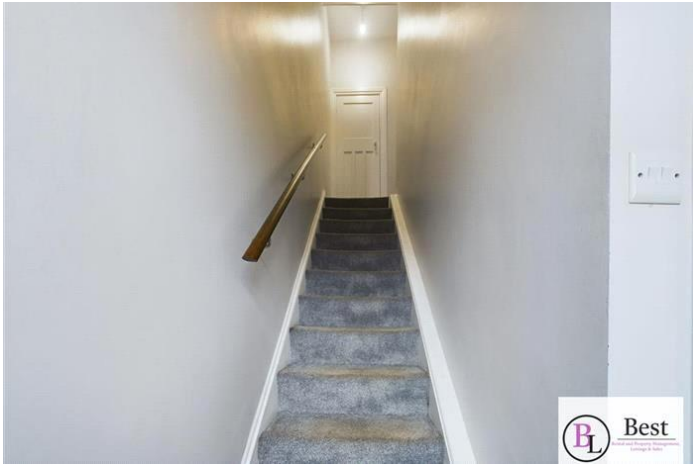
White suite comprising low flush WC, pedestal wash hand basin, panelled bath with electric shower over

**Outside**

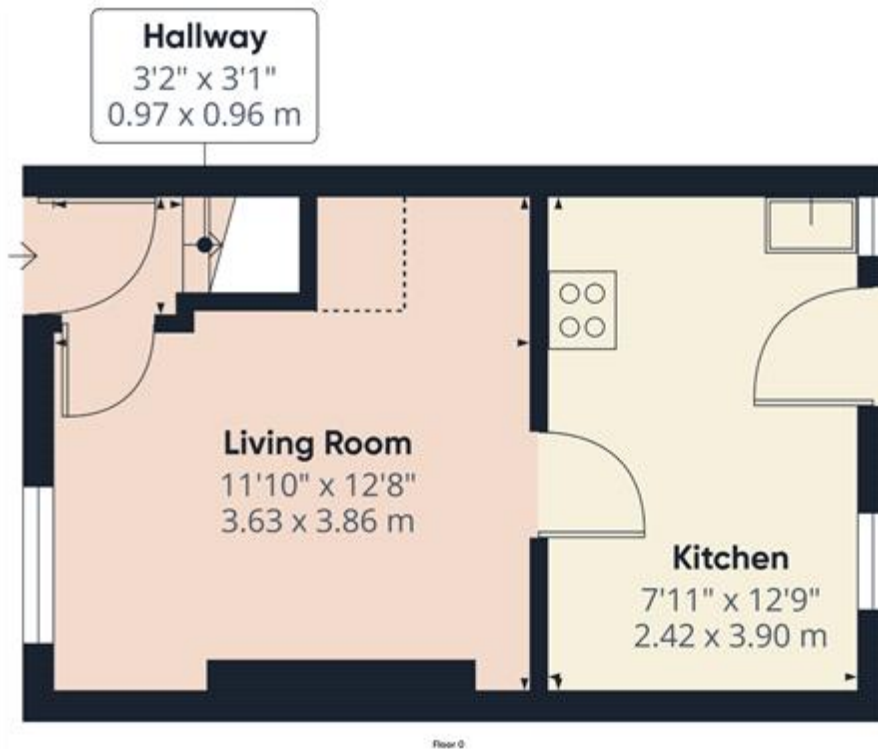
raised concrete path to front door with planted borders and shrubs

Rear enclosed yard and store area

PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.







**Best**

Approximate total area\*  
349.64 sq ft  
32.21 m<sup>2</sup>

Reduced bedroom  
6.14 sq ft  
0.57 m<sup>2</sup>

\*Including balconies and terraces

Reduced bedroom  
6.14 sq ft

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

Calculations were based on RICS (RMS) 2012 standards.

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**Best**

Approximate total area\*  
326.25 sq ft  
30.22 m<sup>2</sup>

Reduced bedroom  
6.28 sq ft  
0.58 m<sup>2</sup>

\*Including balconies and terraces

Reduced bedroom  
6.28 sq ft

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Calculations were based on RICS (RMS) 2012 standards. Please note that all dimensions were adjusted by a fixed width and therefore may not comply with RICS (RMS) 2012.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.