



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
Investors please note this property currently has a tenant who would love to remain in situ

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

Entrance hall

Living room

good size room with feature wall mounted electric fire

Kitchen

Great range of units and work top space. Ample room for dining. Door to rear enclosed yard

FIRST FLOOR:

Bedroom 1

good size double

Bedroom 2

another decent room

Bathroom

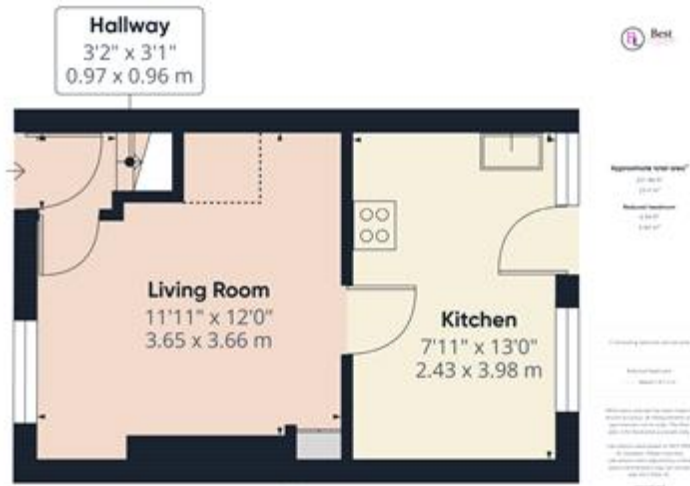
White suite comprising low flush WC, pedestal wash hand basin panelled bath with electric shower over

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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		69	71
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		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/fittings 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.