



**Brian
Todd**
.co.uk

56 Lindara Park, Larne, BT40 2GD

Offers Around £139,950

FEATURES

- SEMI DETACHED VILLA
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LOUNGE WITH FEATURE FIREPLACE
- MODERN FITTED KITCHEN - INTEGRATED APPLIANCES
- SEPARATE UTILITY ROOM
- DOWNSTAIRS GUEST W.C.
- FAMILY BATHROOM - SEPARATE SHOWER CUBICLE
- THREE BEDROOMS
- ENSUITE SHOWER ROOM
- EASILY MANAGED AND MAINTAINED FRONT GARDEN
- REAR GARDEN IN LAWN WITH FEATURE RAISED DECKING
- POPULAR RESIDENTIAL LOCATION

Situated in a popular residential area of Larne, it is a pleasure to offer for sale this contemporary style semi detached villa.

Affording good family living accommodation, the property comprises of a lounge, modern fitted kitchen with integrated appliances, casual dining area, utility room, downstairs guest W.C., family bathroom with white suite, three bedrooms and ensuite shower room.

Externally, the property, to the rear, has an enclosed garden with feature raised decking, and to the front, a low maintenance garden in decorative pebbles and shrubs.

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

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

GUEST W.C.:

Incorporating W.C. and wash hand basin.

LOUNGE:

Laminate wood flooring. Feature fireplace.

KITCHEN/DINING ROOM:

Modern range of fitted upper and lower level units Integrated gas hob, electric oven and extractor fan. One and half bowled sink unit. Plumbed for dishwasher. Casual dining area with patio door feature.

UTILITY ROOM:

Fitted sink. Plumbed for automatic washing machine.

First Floor

BATHROOM:

Incorporating W.C., wash hand basin and panelled bath.

Separate corner shower cubicle.

BEDROOM (1):

ENSUITE SHOWER ROOM:

Incorporating W.C., wash hand basin and separate shower cubicle.

BEDROOM (2):

BEDROOM (3):

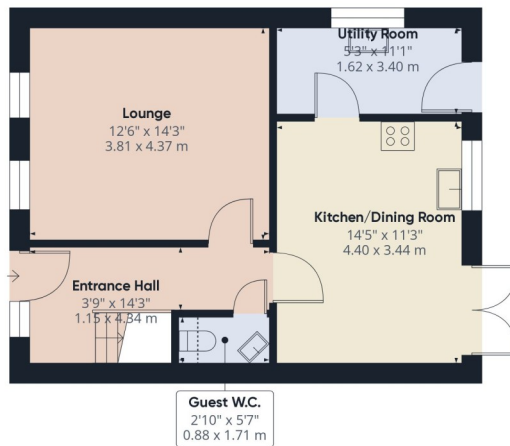
Outside

GARDENS:

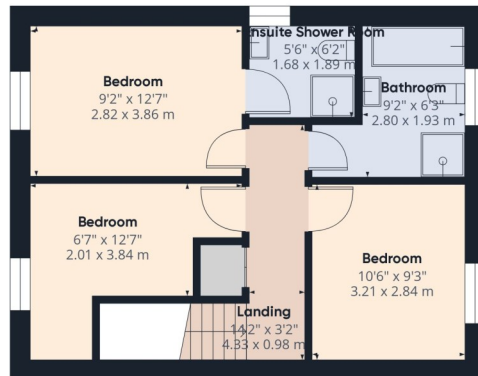
Easily managed and maintained front garden.

Enclosed rear garden in lawn with feature raised decking.





Floor 0



Floor 1

Approximate total area¹

962.05 ft²
89.38 m²

Reduced headroom

3.04 ft²
0.28 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

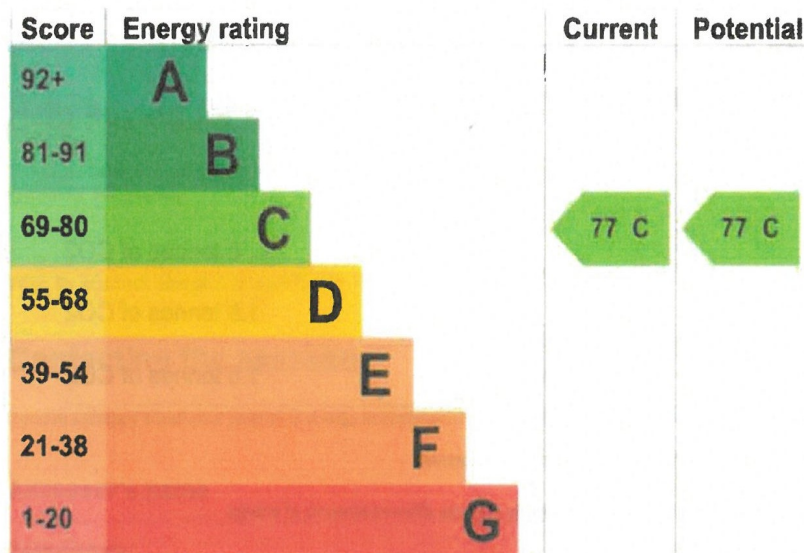
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations 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.

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