



**Brian  
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.co.uk

**66 Victoria Road, Larne, BT40 1LZ**

**Offers Around £159,950**

## FEATURES

- SEMI DETACHED VILLA
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SPACIOUS LOUNGE WITH SOLID WOOD FLOORING
- MODERN FITTED KITCHEN - INTEGRATED APPLIANCES
- SEPARATE UTILITY ROOM
- BATHROOM WITH MODERN WHITE SUITE AND FEATURE PVC PANELLED WALLS.
- FOUR BEDROOMS
- GARAGE
- RAISED TWIN PATIO FEATURES
- WALLED FRONT GARDEN - RAISED TERRACE
- ELEVATED POSITION
- MUCH SOUGHT AFTER RESIDENTIAL LOCATION

Occupying a mature elevated position in this much sought after residential location, it is a pleasure to offer for sale this well presented and tastefully decorated semi detached villa.

Within walking distance to the Town Centre and close to all local amenities, this excellent property provides generous family living accommodation comprising of a spacious lounge, modern fitted kitchen with integrated appliances, utility room, bathroom with modern white suite and four bedrooms.

Externally, the property has a walled front garden with feature raised terrace with decorative balustrades, whilst to the rear, a garage, enclosed area and raised twin patio features.

Property in this highly desirable residential location is always in demand, viewing at an early stage is highly recommended to avoid disappointment.

Viewing is strictly by appointment only through Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

#### ENTRANCE PORCH:

Ceramic floor.

#### ENTRANCE HALL:

Solid wood flooring.

#### LOUNGE:

Bay window to front. Feature high mantle fireplace. Solid wood flooring. Patio door feature to the rear.

#### KITCHEN:

Galley style kitchen with a modern range of upper and lower level fitted units. Integrated electric hob, oven and extractor fan. One and half stainless steel bowled sink unit.

#### Outside

#### UTILITY ROOM:

Plumbed for automatic washing machine.

#### First Floor

#### LANDING:

Hotpress.

#### BEDROOM (1):

#### BATHROOM:

Modern white suite incorporating push button W.C. wash hand basin and panelled bath with shower attachment. Feature PVC walls.

#### UP HALF LEVEL:

#### BEDROOM (2):

#### BEDROOM (3):

#### BEDROOM (4):

Could be used as a Home Office or Craft Room.

#### Outside

#### GARAGE:

Up and over door, pit, rear vehicle access.

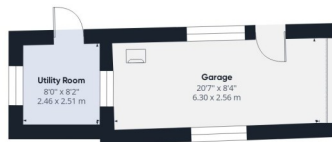
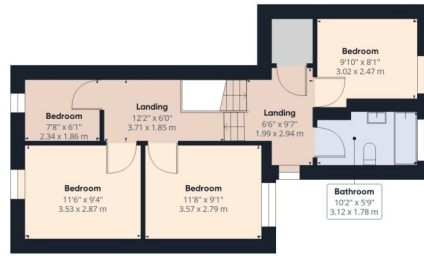
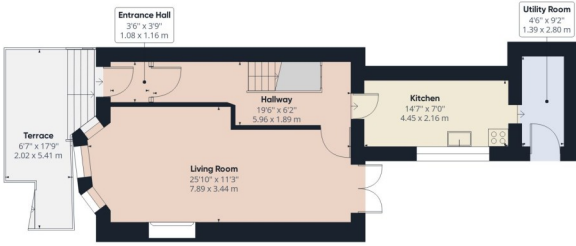
#### GARDENS:

Enclosed area through to:-

Raised twin patio features.

Walled front garden with raised area and decorative balustrades.





Approximate total area<sup>(1)</sup>  
1336.22 ft<sup>2</sup>  
124.14 m<sup>2</sup>

(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.

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naea  
propertymark

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	54 E
21-38	F		
1-20	G		

These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst due care and diligence is taken in compiling this information, we can give no guarantee as to the accuracy thereof and enquirers are recommended to make further enquiries which they think necessary. Neither the vendor, Brian A. Todd & Co., nor any person employed by Brian A. Todd & Co. has any authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are given in feet and inches and are approximate. We have not tested nor inspected any appliances, services or fixtures and fittings in relation to this property.

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