



**Brian
Todd**
.co.uk

96 Curran Road, Larne, BT40 1BX

Offers Around £194,950

FEATURES

- **STUNNING EXTENDED END TOWN HOUSE**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **FAMILY LOUNGE - TRADITIONAL HIGH MANTLE FIREPLACE WITH WOOD BURNER**
- **LUXURY FITTED KITCHEN**
- **SEPARATE UTILITY ROOM AND GUEST SHOWER ROOM**
- **CONSERVATORY - DECORATIVE FLOOR TILING**
- **FAMILY BATHROOM**
- **THREE BEDROOMS - ONE WITH DRESSING AND ENSUITE SHOWER ROOMS**
- **GARAGE TO REAR WITH ROLLER DOOR**
- **WALLED FRONT GARDEN**
- **EXCELLENT REAR GARDEN WITH DECORATIVE PATIO, RAISED PEBBLED AND DECKING**
- **FEATURES - COVERED BARBEQUE FACILITY**
- **HIGH STANDARD OF FINISH THROUGHOUT**

For those seeking a quality finished family home, this is undoubtedly a fine example of one, which we have pleasure in offering for sale.

Only a short walk to the Seafront promenade, leisure centre and local Curran park, this impressive property affords well planned and proportioned living accommodation over three levels, which comprises of a lounge, luxury fitted kitchen, downstairs guest shower room, separate utility room, conservatory, bathroom and three bedrooms, one of which has a superb ensuite shower room and dressing room adjacent.

Externally, the property benefits from a garage, walled front garden, excellent rear garden with decorative patio, raised decorative pebbled and decking features and also includes a covered barbeque facility.

This stunning property enjoys a high standard of finish throughout, viewing is highly recommended and is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

ENTRANCE HALL:

An impressive reception area.

LOUNGE:

A bright family room, with traditional style fireplace complete with wood burning stove. Wood flooring. Decorative cornicing and ceiling rose.

KITCHEN:

A luxury range of fitted upper and lower level units. Space for range style cooker. Fitted extractor fan. Stainless steel sink unit. Spot and recessed lighting.

CONSERVATORY:

Complete with decorative floor tiling.

UTILITY ROOM:

A modern range of fitted units. Sky light.

GUEST SHOWER ROOM:

White suite incorporating push button W.C., wash hand basin and separate shower cubicle.

First Floor

BEDROOM (1):

BATHROOM:

Modern white suite incorporating W.C., wash hand basin and panelled bath. Tiling.

MASTER BEDROOM:

Again, an impressive room, complete with a range of fitted sliderobes.

DRESSING ROOM:

ENSUITE SHOWER ROOM:

Modern white suite with push button W.C., feature floating wash hand basin and separate shower cubicle.

Second Floor

BEDROOM (3):

Wood flooring. Spot lighting. Range of fitted robes. Storage into eaves.

Outside

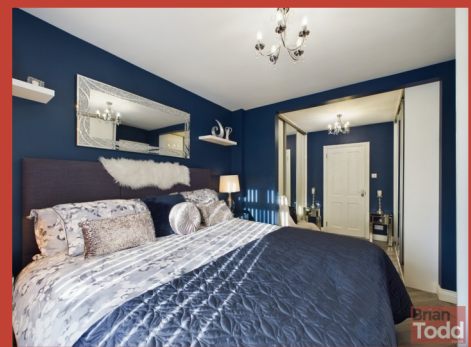
GARAGE:

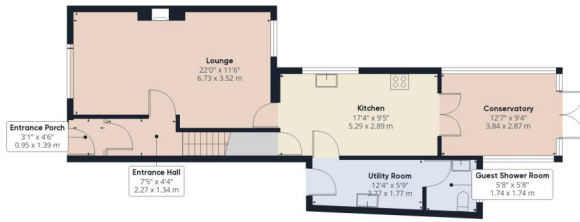
With roller door.

GARDENS:

Walled front garden.

Excellent rear garden area with decorative patio feature, raised decorative pebbled and decking areas. Covered barbeque facility.





Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area¹
1707.14 ft²
158.6 m²

Reduced headroom
53.39 ft²
4.96 m²

Excluding balconies and terraces

⌊ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	47 E
21-38	F		
1-20	G		



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