



**Brian
Todd**
.co.uk

30 Exchange Road, Larne, BT40 1RX

Offers Around £79,950

FEATURES

- **TRADITIONAL STYLE MID TOWN HOUSE**
- **OIL FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **TWO RECEPTION ROOMS**
- **FITTED KITCHEN - INTEGRATED APPLIANCES**
- **TWO BEDROOMS**
- **ATTIC STORAGE ROOM**
- **ENCLOSED REAR YARD WITH VARIOUS STORAGE SHEDS**
- **RIGHT OF WAY TO REAR**
- **CHAIN FREE**
- **POPULAR CENTRAL LOCATION**

Situated within a short stroll to the Town Centre and close to all local amenities, this is a superb opportunity for both the first time buyer and investor alike to acquire this deceptively spacious town house.

Comprising of two reception rooms, fitted kitchen with integrated appliances, two bedrooms, shower room and attic store room, the property benefits from an enclosed yard with various storage sheds and a right of way beyond.

Chain Free, this excellent positioned property comes highly recommended, viewing of which, is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

ENTRANCE HALL:

LOUNGE:

Decorative high mantle fireplace and ceiling cornice.

LIVING ROOM:

Feature brick fireplace with television display area.

KITCHEN:

Good range of fitted upper and lower level units. Integrated electric hob, oven and extractor fan. One and a half bowled stainless steel sink unit. Plumbed for automatic washing machine. Part wall tiling. Tongue and Groove ceiling.

BEDROOM (1):

BEDROOM (2):

SHOWER ROOM:

Modern white suite incorporating push button W.C., vanity wash hand basin and double sized shower cubicle.

Second Floor

STORE ROOM:

A spacious area with velux style window.

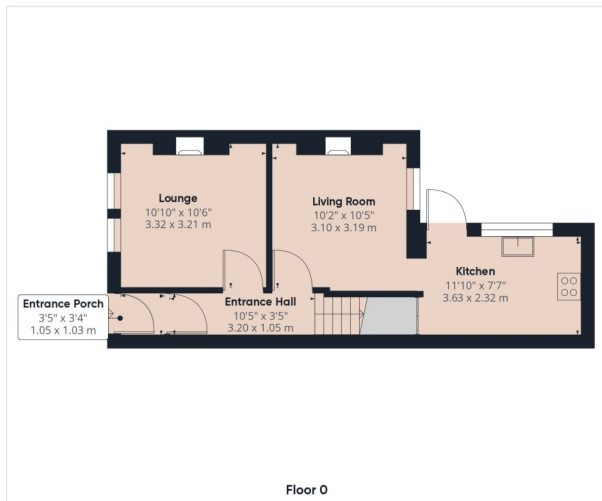
Outside

GARDENS:

Enclosed rear yard with various storage sheds.

Right of way beyond.





Approximate total area⁽¹⁾
871.76 ft²
80.99 m²

Reduced headroom
30.87 ft²
2.87 m²

(1) 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E		
21-38	F	31 F	
1-20	G		

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