



**Brian
Todd**
.co.uk

251 Greenland Drive, Larne, BT40 1EY

Offers Around £94,950

FEATURES

- MID TOWN HOUSE
- OIL FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- THREE BEDROOMS
- BATHROOM
- ENCLOSED REAR GARDEN IN LAWN WITH SHED
- CONCRETE OFF STREET PARKING TO FRONT / SMALL GARDEN IN LAWN
- OPEN FRONTAL ASPECT
- POPULAR RESIDENTIAL LOCATION
- CHAIN FREE

Affording an excellent open frontal aspect to the local park and green area, this is an excellent opportunity for both the first time buyer and investor alike to acquire this comfortable mid town house, situated in a popular residential area of Larne.

Comprising of two reception rooms, fitted kitchen, three bedrooms and bathroom, the property benefits from a rear lean to sun room, enclosed rear garden in lawn and small front garden in lawn with concrete off street parking with entrance gate.

Within easy reach of local amenities including shops, schools and recreational facilities, viewing is highly recommended and is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE:

High mantle fireplace. Open frontal aspect to park.

KITCHEN:

Range of fitted upper and lower level units. Stainless steel sink unit.

DINING ROOM:

Fireplace.

LEAN TO SUN ROOM:

Boiler store.

First Floor

BATHROOM:

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

BEDROOM (1):

Fitted robes.

BEDROOM (2):

Fitted robes.

BEDROOM (3):

Built in storage.

Outside

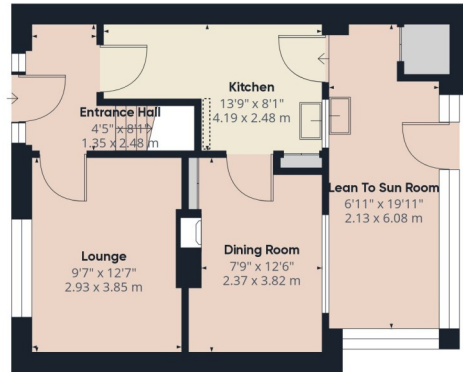
GARDENS:

Rear garden in lawn with shed.

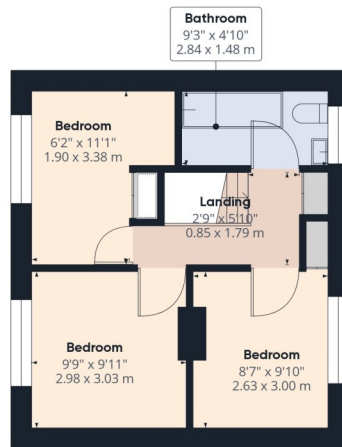
Concrete off street parking to the front with entrance gate.

Small lawn area.





Floor 0



Floor 1

Approximate total area[®]
877.8 ft²
81.55 m²

Reduced headroom
1.79 ft²
0.17 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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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