



**Brian
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.co.uk

32 Upper Waterloo Road, Larne, BT40 1HD

Offers Around £84,950

FEATURES

- MID TOWN HOUSE
- OIL FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SPACIOUS LOUNGE
- FITTED KITCHEN WITH INTEGRATED EXTRACTOR FAN
- USEFUL UTILITY AREA WITH POWER SOCKETS.
- TWO BEDROOMS
- MODERN WHITE BATHROOM SUITE - SEPARATE SHOWER CUBICLE
- GARAGE WITH AUTOMATIC ROLLER DOOR, LIGHT AND POWER
- LOW MAINTENANCE WALLED FRONT GARDEN
- REAR GARDEN IN LAWN WITH STORAGE SHED
- VEHICULAR RIGHT OF WAY TO REAR
- POPULAR RESIDENTIAL LOCATION
- EXCELLENT INVESTMENT POTENTIAL
- CHAIN FREE

Situated in a popular residential area of Larne and within easy reach of the Town Centre and local amenities including the Town/Chaine Parks, seafront promenade, schools and shops, this is an excellent opportunity for both the first time buyer and investor alike to acquire this well cared for mid town house.

Comprising of a spacious lounge, modern fitted kitchen, utility area, two bedrooms, bathroom with modern white suite and separate shower cubicle, the property, externally, benefits from a garage with automatic roller door, vehicular right of way to rear of garage, low maintenance walled front garden, and rear garden in lawn with block built shed.

Chain Free, viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

Floor tiling.

ENTRANCE HALL:

Floor tiling.

LOUNGE:

Laminate wood flooring. Feature fireplace surround. Under stairs storage.

KITCHEN:

Range of fitted upper and lower level units. Integrated stainless steel extractor fan. Space for cooker. Stainless steel one and half bowled sink unit. Plumbed for automatic washing machine. Part wall tiling. Flooring tiling.

UTILITY ROOM:

A useful covered area complete with electrical sockets. Water tap.

First Floor

LANDING:

With access to roof space.

ROOFSPACE:

Floored. Tilt and Turn Velux style window. A useful storage area.

BEDROOM (1):

BEDROOM (2):

With built in wardrobe and overhead storage.

BATHROOM:

Modern white suite incorporating push button W.C., pedestal wash hand basin and panelled bath. Separate shower cubicle with electric shower. Hotpress. Wall tiling. Tongue and Groove ceiling.

Outside

GARAGE:

Complete with light and power. Automatic electric door.

GARDENS:

Walled front garden in decorative stones and flower bed.

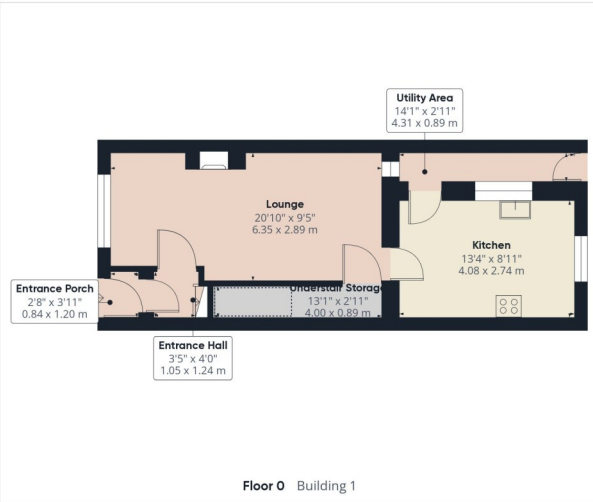
Rear garden in lawn with decorative stoned area and flower boxes.

Useful block built storage shed with light and power.

Vehicular right of way to rear of garage.

Outside lighting.





Approximate total area[®]
1052.53 ft²
97.78 m²

Reduced headroom
16.86 ft²
1.57 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		
55-68	D	55 D	64 D
39-54	E		
21-38	F		
1-20	G		



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