



**Brian**  
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**14 Victoria Road, Larne, BT40 1RN**

**Guide Price £99,950**

## FEATURES

- **THREE STOREY END TOWN HOUSE**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **TWO RECEPTION ROOMS**
- **KITCHEN - REQUIRES FITTING OUT.**
- **DOWNSTAIRS GUEST W.C.**
- **SIX BEDROOMS - ONE WITH FITTED KITCHEN**
- **WHITE BATHROOM SUITE**
- **FIRST FLOOR GUEST W.C.**
- **GARAGE - LIGHT AND POWER**
- **WALLED FRONT GARDEN**
- **TAR MAC DRIVEWAY TO SIDE WITH FREESTANDING AREA**
- **FORMER DENTAL SURGERY - NOW WITH CHANGE OF USE TO RESIDENTIAL**
- **CHAIN FREE**
- **EXCELLENT POTENTIAL**

Occupying a central location, this deceptively spacious end town house, formerly a dental surgery, is only a short walk to the Town Centre and all local amenities including schools, parks and churches.

Affording excellent versatile accommodation, the property benefits from planning permission for change of use to residential.

Complete with a detached garage, side tar mac driveway, further free standing area and walled front garden, this is an excellent opportunity for one to acquire a property with great potential.

Chain Free, further enquiries and viewings can be made through Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

#### ENTRANCE PORCH:

#### ENTRANCE HALL:

#### LOUNGE:

Decorative picture rail and ceiling cornice. Bay window feature. Laminate wood flooring. Open plan through to:

#### DINING ROOM:

#### KITCHEN:

Requires fitting out.

#### REAR HALLWAY:

#### GUEST W.C.:

Incorporating W.C. and wash hand basin.

### First Floor

#### LANDING:

Cupboard with gas boiler installed.

#### BEDROOM (1):

#### BEDROOM (2):

#### BEDROOM (3):

### Second Floor

#### BEDROOM (4):

#### BEDROOM (5):

#### BEDROOM (6) / KITCHEN:

Range of fitted upper and lower level units. Single drainer stainless steel sink unit.

#### BATHROOM:

White suite incorporating W.C., wash hand basin and panelled bath. Part wall tiling.

#### GUEST W.C.:

Incorporating W.C. and wash hand basin. Laminate wood flooring.

### Outside

#### GARAGE:

Light and Power installed.

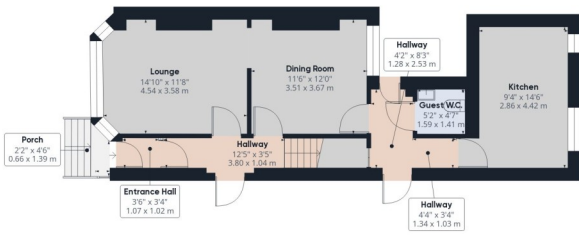
#### GARDENS:

Walled front garden.

Enclosed yard to rear with store.

Tar mac driveway to side with free standing area.





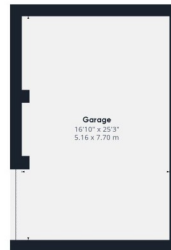
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**  
2200.07 ft<sup>2</sup>  
204.39 m<sup>2</sup>

**Reduced headroom**  
4.94 ft<sup>2</sup>  
0.46 m<sup>2</sup>

(1) Excluding balconies and terraces

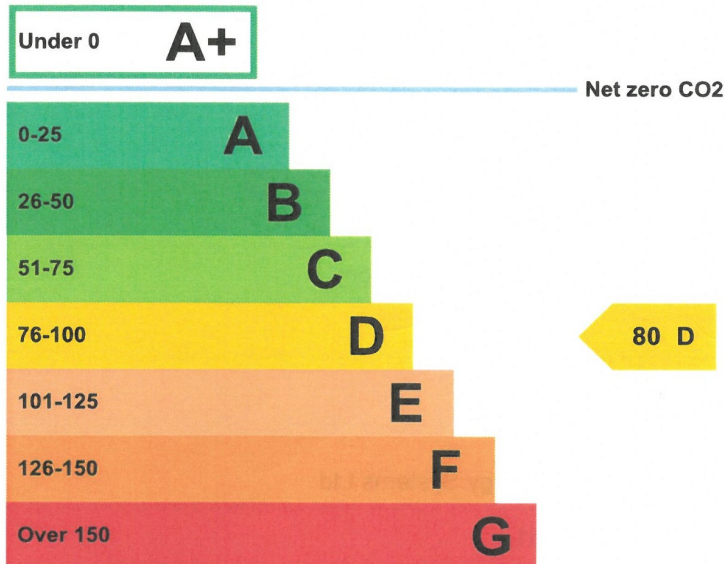
⌊ Reduced headroom (below 1.5m/4.92ft)

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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