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**36 Victoria Road, Larne, BT40 1RN**

**Guide Price £99,950**

## FEATURES

- **SUBSTANTIAL THREE STOREY TOWN HOUSE**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **MANY ORIGINAL ATTRIBUTES**
- **TWO RECEPTION ROOMS**
- **FITTED KITCHEN - INTEGRATED APPLIANCES**
- **FIVE BEDROOMS**
- **BATHROOM - SEPARATE W.C.**
- **GARAGE TO REAR**
- **REAR GARDEN**
- **WALLED FRONT GARDEN**
- **MUCH SOUGHT AFTER RESIDENTIAL LOCATION**
- **CHAIN FREE**

Within walking distance to the Town Centre and close to all amenities, this is a superb opportunity for one to acquire this substantial, three storey town house, situated in a much sought after residential area of Larne.

Affording many original attributes, the property offers excellent versatile living accommodation which comprises of two reception rooms, fitted kitchen with integrated appliances, bathroom with separate W.C. and five bedrooms.

Externally, the property has a walled front garden, rear garden and garage with vehicular access beyond.

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

## THE PROPERTY COMPRISES:

### Ground Floor

#### ENTRANCE PORCH:

#### ENTRANCE HALL:

#### LOUNGE:

A bright room, with bay window. Traditional style feature fireplace. Wood flooring. Decorative ceiling cornice.

#### DINING ROOM:

Feature fireplace. Wood flooring.

#### KITCHEN:

Range of fitted upper and lower level units. Integrated hob, oven and extractor fan. Stainless steel, one and half bowled sink unit. Plumbed for automatic washing machine.

### First Floor

#### BATHROOM:

Incorporating panelled bath, wash hand basin and separate shower cubicle. Floor and wall tiling.

#### SEPARATE WC:

#### BEDROOM (1):

Bay window. Feature fireplace. Decorative ceiling cornice.

#### BEDROOM (2):

#### Second Floor

#### BEDROOM (3):

#### BEDROOM (4):

#### BEDROOM (5):

Feature fireplace.

#### Outside

#### GARDENS:

Rear garden in lawn.

Walled front garden.

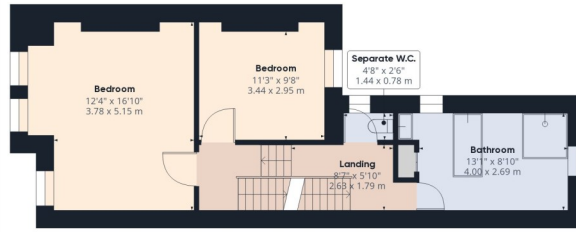
#### GARAGE:

With roller door. Vehicular access.

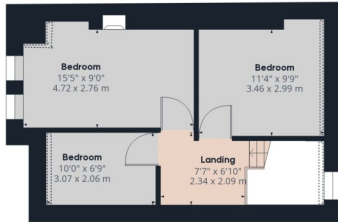




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**  
1858.1 ft<sup>2</sup>  
172.62 m<sup>2</sup>

**Reduced headroom**  
9.42 ft<sup>2</sup>  
0.87 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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propertymark

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	36 F	
1-20	G		

These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst due care and diligence is taken in compiling this information, we can give no guarantee as to the accuracy thereof and enquirers are recommended to make further enquiries which they think necessary. Neither the vendor, Brian A. Todd & Co., nor any person employed by Brian A. Todd & Co. has any authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are given in feet and inches and are approximate. We have not tested nor inspected any appliances, services or fixtures and fittings in relation to this property.

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