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.co.uk

**82 Upper Waterloo Road, Larne, BT40 1HB**

**Offers Around £69,950**

## FEATURES

- **TRADITIONAL STYLE TOWN HOUSE**
- **OIL FIRED CENTRAL HEATING**
- **LOUNGE - LAMINATE WOOD FLOORING**
- **KITCHEN**
- **TWO BEDROOMS**
- **BATHROOM**
- **GARAGE**
- **WALLED FRONT GARDEN**
- **REAR GARDEN IN LAWN**
- **POPULAR RESIDENTIAL LOCATION**
- **CHAIN FREE**

Providing great scope for further improvement, this traditional style town house is situated in a popular residential area of Larne and is within walking distance to the town centre and all local amenities including parks and seafront promenade.

Comprising of a lounge, kitchen, lean to area with shower and W.C., two bedrooms and bathroom, the property, externally, benefits from a garage, rear garden in lawn and small walled front garden.

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

## THE PROPERTY COMPRISES:

### Ground Floor

#### LOUNGE:

Laminate wood flooring.

#### KITCHEN:

Upper and lower level units. Stainless steel sink unit.

#### LEAN TO:-

Comprising of a W.C. and shower.

Boiler store.

### First Floor

#### BEDROOM (1):

#### BEDROOM (2):

#### BATHROOM:

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

#### Outside

#### GARAGE:

Vehicular right of behind.

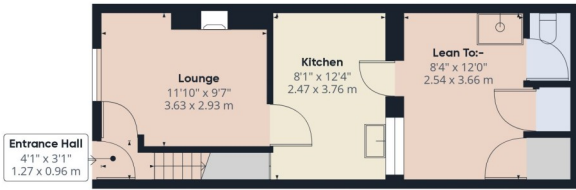
#### GARDENS:

Small walled front garden.

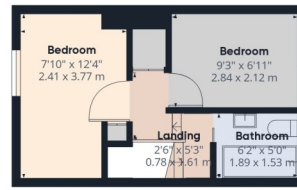
Rear garden in lawn.



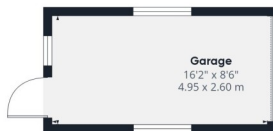




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area\***  
728.75 ft<sup>2</sup>  
67.7 m<sup>2</sup>

Excluding balconies and terraces

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		72 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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