



**Brian
Todd**
.co.uk

57 Drumahoe Road, Millbrook, Larne, BT40 2PF

Offers Around £69,950

FEATURES

- MID TOWN HOUSE
- OIL FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LOUNGE - FEATURE FIREPLACE
- FITTED KITCHEN – INTEGRATED APPLIANCES
- LEAN TO CONSERVATORY
- TWO BEDROOMS
- BATHROOM
- WALLED FRONT GARDEN
- LARGE ENCLOSED FLAGGED REAR GARDEN WITH VEHICULAR ACCESS
- SUPERB OPEN FRONTAL ASPECT
- CHAIN FREE
- POPULAR SEMI RURAL RESIDENTIAL LOCATION

Situated in a popular semi rural residential location, on the outskirts of Larne, and affording views to the surrounding area, it is a pleasure to offer for sale, this mid town house. Within easy reach of the local Park and Ride facility and the main A8, Larne to Belfast Road, the property comprises of a lounge, kitchen, lean to conservatory, two bedrooms and bathroom. Externally, the property has a walled front garden and to the rear, an enclosed flagged garden with vehicular access beyond. Chain Free, viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE:

High mantle fireplace. Tongue and Groove ceiling. Open aspect to the front.

KITCHEN:

Range of fitted upper and lower level units. Integrated hob and oven. Tongue and Groove ceiling.

LEAN TO CONSERVATORY:

UTILITY ROOM:

Boiler store.

First Floor

BEDROOM (1):

Built in storage.

BEDROOM (2):

BATHROOM:

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

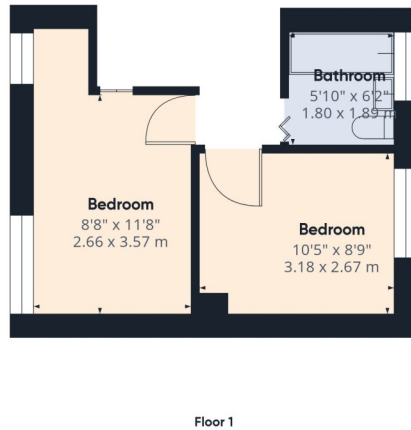
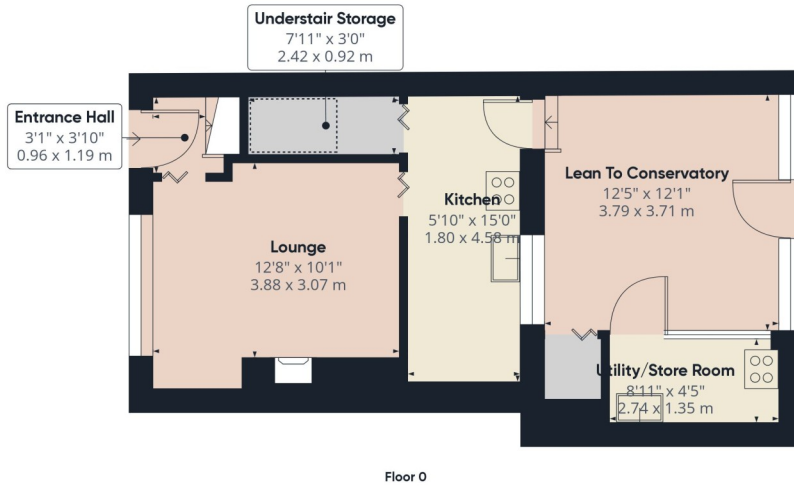
Outside

GARDENS:

Walled front garden.

Large enclosed flagged rear garden with vehicular access.





Approximate total area⁽¹⁾
718.59 ft²
66.76 m²

Reduced headroom
13.29 ft²
1.23 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		63 D
39-54	E	43 E	
21-38	F		
1-20	G		



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