



Brian
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.co.uk

2 Blackthorn Rise, Larne, BT40 2HJ

Price £69,950

FEATURES

- **FIRST FLOOR APARTMENT**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LOUNGE - LAMINATE WOOD FLOORING**
- **KITCHEN - INTEGRATED APPLIANCES**
- **TWO BEDROOMS**
- **WHITE BATHROOM SUITE**
- **FRONT AND REAR GARDENS**
- **OFF STREET PARKING**
- **CHAIN FREE**
- **POPULAR RESIDENTIAL LOCATION**

Situated in a popular residential area of Larne, this is an excellent opportunity for the discerning first time buyer and investor alike to acquire this modern first floor apartment.

Comprising of a lounge, fitted kitchen with integrated appliances, two bedrooms and bathroom, the property benefits, externally, from front and rear gardens and off street parking.

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

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

First Floor

LANDING:

With cupboard.

LOUNGE: 16' 2" x 13' 11" (4.93m x 4.24m)

Laminate wood flooring.

KITCHEN: 13' 0" x 6' 4" (3.96m x 1.93m)

Range of fitted upper and lower level units. Integrated gas hob, electric oven and extractor fan. One and half bowled sink unit.

Plumbed for automatic washing machine.

BEDROOM (1): 13' 11" x 11' 9" (4.24m x 3.58m)

Laminate wood flooring.

BEDROOM (2): 11' 3" x 8' 4" (3.43m x 2.54m)

Laminate wood flooring.

BATHROOM: 8' 10" x 5' 2" (2.69m x 1.57m)

White suite incorporating push button W.C., pedestal wash hand basin and panelled bath. Floor tiling.

Outside

GARDENS:

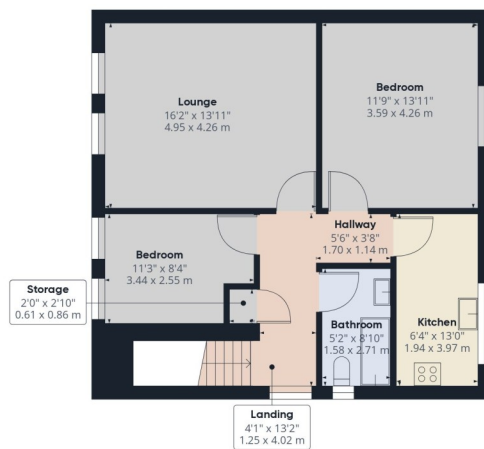
Front and rear gardens in lawn.

Parking to front.





Floor 0



Floor 1

Approximate total area[®]
763.04 ft²
70.89 m²

(1) 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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