

Lisney

FOR SALE:

Three storey semi-detached
town house

84 VICTORIA ROAD, LARNE,
ANTRIM, BT40 1LZ



CONTACT

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Lisney
1st Floor Montgomery House
29-33 Montgomery Street
Belfast
BT1 4NX

DETAILS

- Ideal owner occupier or investor purchase
- Well kept, quiet residential area
Selling with vacant possession
- Expired planning permission for 4
apartments
- Within walking distance of the
town centre, Larnie Town Park
and the Leisure Centre
- Convenient location just 400
metres from the Town Centre

LOCATION

The property is situated in Larne, a coastal port town with a population of around 32,000 citizens.

It is a vibrant commuter town located 12 miles north of Carrickfergus and 22.4 miles north-east of Belfast.

From the Harbour Highway, turn onto Pound Street and continue straight on for approximately 0.6 miles. The house is on the corner of the last left exit before the Glenarm Road.

DESCRIPTION

Number 84 comprises of an end terrace, 3 storey, four bedroom house with a small front garden and large rear garden.

The property benefits from oil fired central heating and on street car parking is located to the front and side of the dwelling. The property has not been occupied for a few years and therefore would need some refurbishment.

PLANNING

Planning permission was granted in April 2009 under application reference F/2007/0434/F, granting the following:

'Demolition of existing rear return and conversion/extension of existing dwelling to form 4No. apartments (amended plans).'

This planning expired in April 2014 and as far as we are aware, no works were started to preserve the planning.

ACCOMMODATION

All measured areas at the widest point

GROUND FLOOR LEVEL

Living room **5.06m x 3.92m**

Light and bright room with a feature fireplace and large bay window. Carpeted floors with painted walls and ceilings.

Lounge **3.62m x 3.61m**

Lounge to the side of the house with two windows and fireplace. Carpeted floors with painted walls and ceilings.

Kitchen/Dining **3.13m x 3.47m**

Dining room with range cooker, linking the hallway to the main kitchen. Wood laminate floors with painted walls and ceilings

Understairs Cupboard **1.09m x 0.76m**

Kitchen

Situated off the kitchen/dining room, the kitchen is modern with a cream coloured fitted kitchen and beech coloured wooden countertops. The kitchen offers access to the garden and yard. Painted walls and ceilings with wooden laminate flooring.

FIRST FLOOR LEVEL

Bathroom 1.70m x 1.85m

Bathroom with bath, W.C. and wash hand basin. Wood panelled walls with painted ceilings and linoleum floor.

W.C. 1.52m x 0.14m

Separate W.C. Wood panelled walls with painted ceiling and linoleum flooring.

Bedroom 1 3.64m x 3.65m

Bedroom at the rear of the house with fireplace. Painted walls and ceilings with carpeted floor.

Bedroom 2 5.59m x 3.68m

Light and bright main bedroom at the front of the house with 4 large windows and fireplace. Plastered and painted walls and ceilings with carpeted floor.

SECOND FLOOR LEVEL

Bedroom 3 1.78m x 1.81m + 3.72m x 1.52m

Bedroom at the rear of the house with sloped ceilings and a fireplace. Painted walls with carpeted floor.

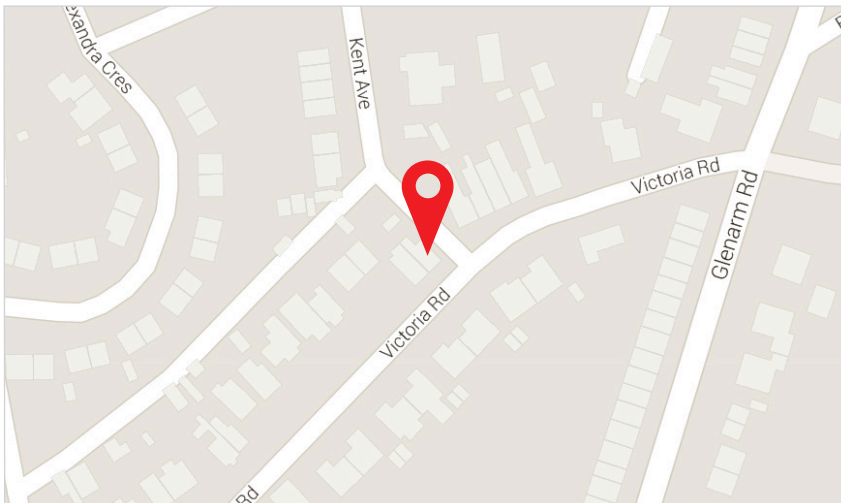
Bedroom 4 5.63m x 2.92m (at widest points)

Bedroom at the front of the house with sloped ceilings and a fireplace. Painted walls and ceilings with carpeted floor.

Garage 5.8m x 2.8m

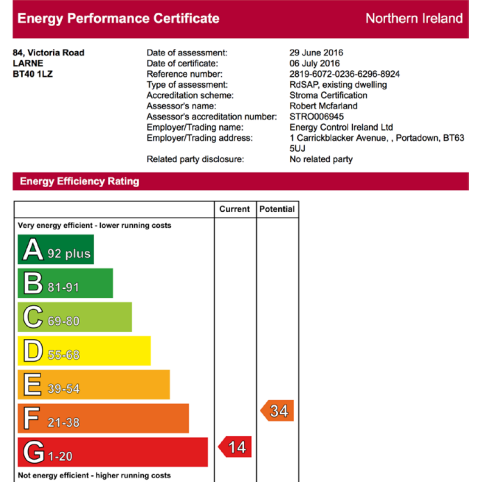
Opens onto Kent Avenue with doors leading to the rear garden and yard

LOCATION



ENERGY PERFORMANCE

This property has an energy efficiency rating of: G14



The full certificate can be made available upon request.

RATES

NAV	£120,000
Rates Payable (16/17)	£973.20 PA.

STAMP DUTY

This will be the responsibility of the purchaser.

TITLE

We understand the property is held on a freehold basis.

ASKING PRICE

Offers invited in the region of £85,000

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to, VAT

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