

Lisney

FOR SALE:

Recently refurbished, three bed terraced house
with vacant possession

23 LAHARNA AVENUE,
LARNE, BT40 1NF



CONTACT

Lynn Taylor
028 9050 1501
ltaylor@lisney.com

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

DETAILS

- Recently vacated
- Ideal owner occupier property
- Modern and low maintenance
- Convenient location just 0.4 miles from the Town Centre
- Recently refurbished with modern kitchen and bathroom

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 east of Carrickfergus and 22.4 miles north of Belfast.

DESCRIPTION

Number 23 comprises of a mid-terrace, two storey, three bedroom house.

The property appears to have been refurbished recently and benefits from PVC double glazing, oil fired central heating and modern, neutral décor.



ACCOMMODATION

GROUND FLOOR LEVEL

Living room **3.95m x 6.22m** **(12"11 x 20"5)** **(at widest points)**

Large, bright room running from the front to rear of the house, forming the living room / dining room. Wooden laminate flooring with painted walls and ceilings.

Kitchen **3.87m x 2.41m** **(12"8 x 7"11)** **(at widest points)**

Well-proportioned kitchen at the rear of the house. Modern wood effect kitchen with cream countertops. The rear porch and yard are accessed from the kitchen. Plastered and painted walls with tiled flooring.

Rear porch **1.90m x 1.06m** **(6"3 x 3"6)**

Light and bright porch offering additional storage space to the rear of the house.

FIRST FLOOR LEVEL

Bathroom 1.51m x 1.75m (4"11 x 5"9)

Bathroom at rear of house with shower, W.C. and wash hand basin. Plastered and painted walls with painted ceilings and linoleum floor.

Bedroom 1 3.97m x 3.37m (13"0 x 11"0)

Master bedroom at the front of the house. Painted walls and ceilings with carpeted floor.

Bedroom 2 2.77m x 2.07m (9"0 x 6"9)

Light and bright main bedroom at the front of the house. Painted walls and ceilings with carpeted floor.

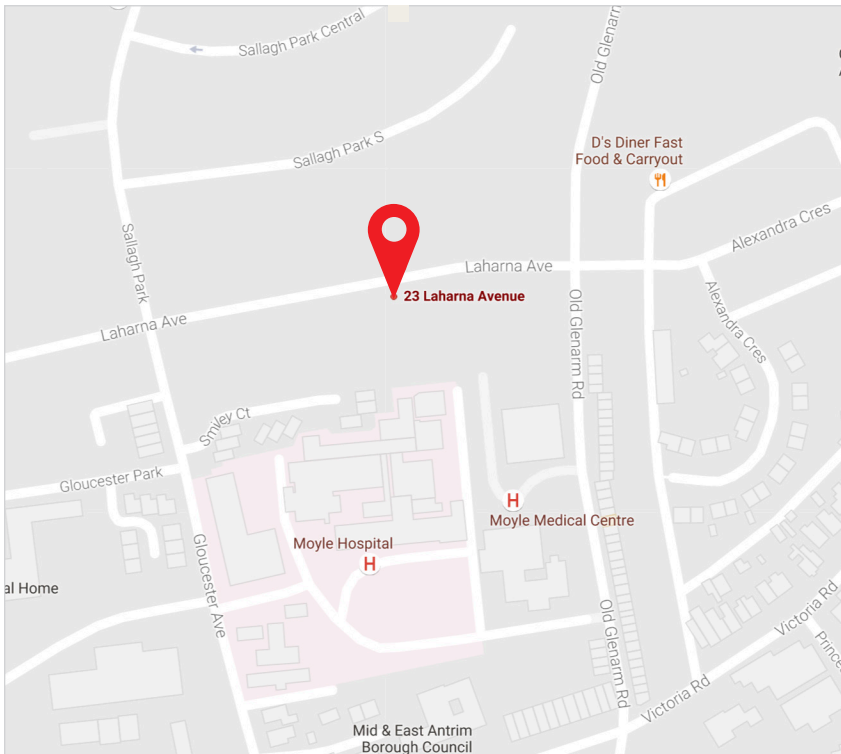
Bedroom 3 2.4m x 2.06m (7"10 x 6"7)

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

FEATURES

- Oil fired central heating
- On street car parking to the front of the property
- Modern and well kept
- Within walking distance of town centre

LOCATION



ENERGY PERFORMANCE

This property has an energy efficiency rating of: E40

Energy Performance Certificate Northern Ireland

23, Laharna Avenue LARNE BT40 1NF	Date of assessment: Date of certificate: Reference number: Type of assessment: Accreditation scheme: Assessor's name: Assessor's accreditation number: Employer/Trading name: Employer/Trading address: Related party disclosure:	31 October 2016 01 November 2016 9502-2869-0004-9176-2835 RoSAP, existing dwelling Stroma Certification Robert McFarland STRO000845 Energy Control Ireland Ltd 1 Camelshead Avenue, Portadown, BT63 SUJ No related party
---	--	--

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54	40	49
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

The full certificate can be made available upon request.

RATES

NAV	£60,000
Rates Payable (16/17)	£487 P.A.

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 £67,000

VAT

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

CONTACT

Lynn Taylor
028 9050 1501
ltaylor@lisney.com