

Lisney

FOR SALE:

Modern, Refurbished
Mid-Terrace House

11 LAHARNA AVENUE,
LARNE, BT40 1NF



CONTACT

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

DETAILS

- Ideal owner occupier or investor purchase
- Modern and ready to move into
- Convenient location just 0.4 miles from the Town Centre
- Recently refurbished with modern kitchen
- Selling with vacant possession

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 11 comprises of a mid terrace, two storey, two bedroom house.

The property appears to have been refurbished recently and benefits from PVC double glazing, oil fired central heating and a new kitchen.

The property is decorated in neutral tones throughout, allowing the purchaser a 'clean slate' to decorate as they please.

ACCOMMODATION

GROUND FLOOR LEVEL

Living room **6.14m x 3.99m** **(20"2 x 13"1)** **(at widest points)**

Large, bright room running from the front to rear of the house, forming the living room/dining room. Offers access from the front porch to the kitchen and first floor. Carpeted floors with painted walls and ceilings.

Kitchen **4.90m x 1.97** **(6"5 x 16"10)**

The rear porch and yard are accessed from the kitchen. Plastered and painted walls with linoleum flooring.

Rear porch **1.33m x 1.59m** **(4"4 x 5"3)**

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

FIRST FLOOR LEVEL

Bathroom **2.03m x 1.87m** **(6"2 x 6"8)**

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 **3.02m x 2.26m** **(9"11 x 7"5)**

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

Bedroom 2 **2.80m x 4.00m** **(9"10 x 13"2)**

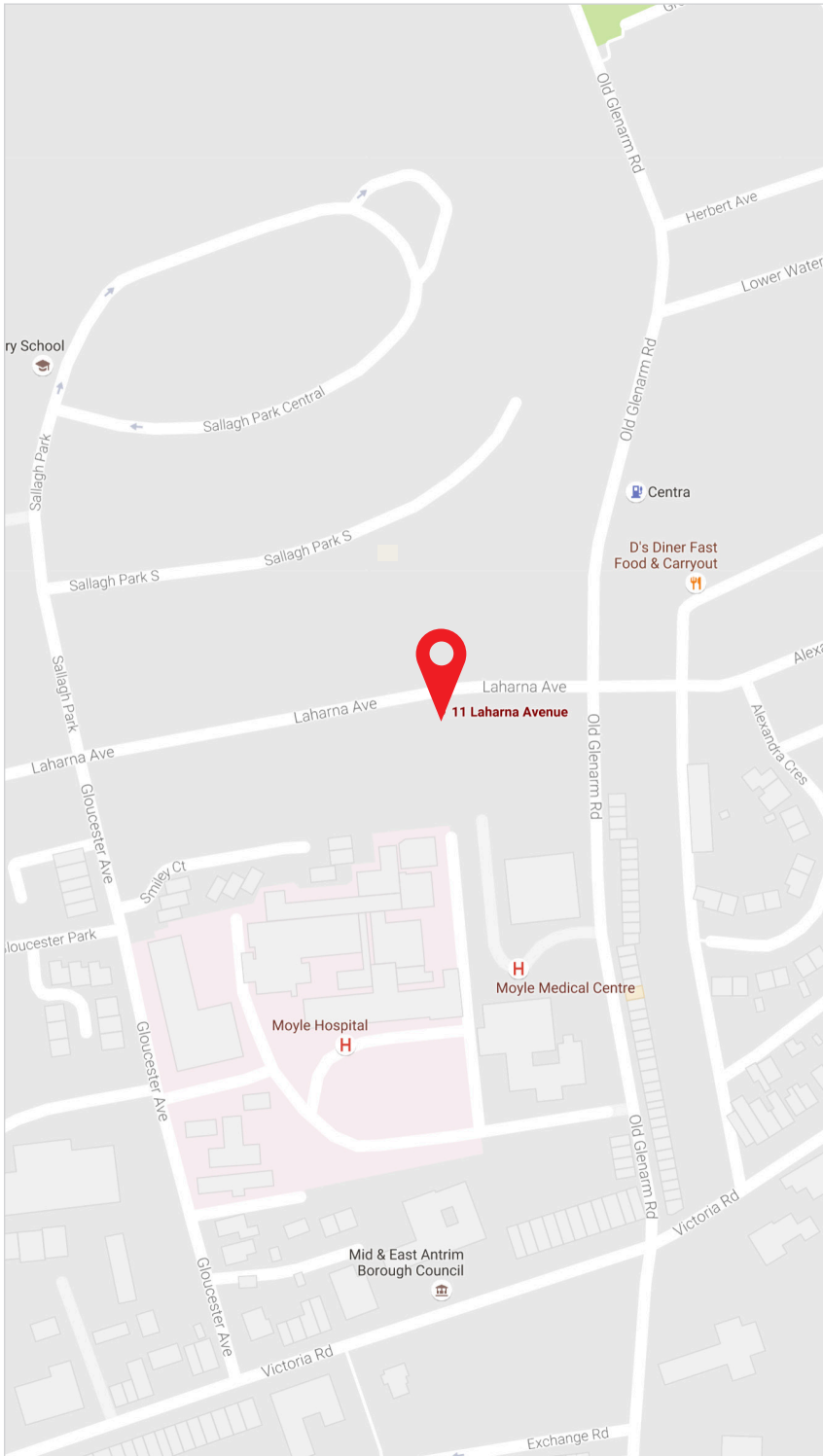
Light and bright main bedroom at the front of the house. Plastered and painted walls and ceilings with carpeted floor.



FEATURES

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

LOCATION



ENERGY PERFORMANCE

This property has an energy efficiency rating of: E48

Energy Performance Certificate Northern Ireland

11, Laharna Avenue LARNIE BT49 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:	26 October 2016 26 October 2016 9897-8862-8529-8220-1063 RoSAP, existing dwelling Stroma Certification Robert McFarland STRO000945 Energy Control Ireland Ltd 1 Camelsblack Avenue, Portadown, BT63 5JJ No related party
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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	48	53
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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 £62,000

VAT

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

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