



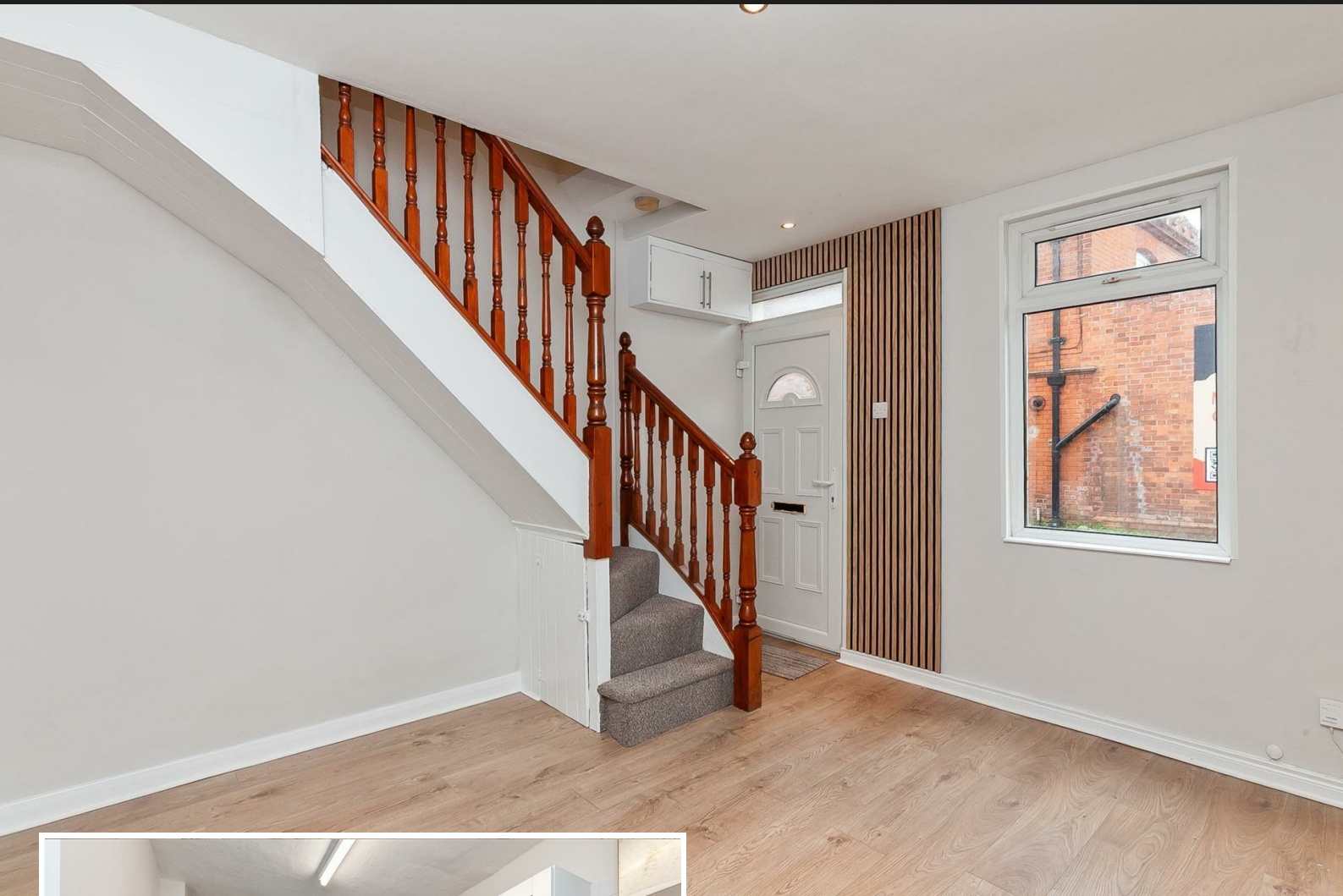
26 Lower Waterloo Road, Larne, BT40 1NP

- Mid Terrace Property
- Two Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Convenient Location
- Recently Refurbished
- Lounge
- Bathroom; White Suite
- Enclosed Rear Yard; Utility Store
- Ideal First Time Buy/Buy To Let

Offers Over £69,950

EPC Rating C





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### LOUNGE 11'7" x 11'5"

PVC double glazed front door. Wood laminate floor covering. Cast iron fireplace. Stairwell to first floor. Panelled feature wall.

#### KITCHEN WITH INFORMAL DINING AREA 11'6" x 6'4"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, touch screen, ceramic hob with stainless steel extractor hood over. Integrated oven. Twin, glass fronted display cabinets. Splashback tiling to walls. Fitted breakfast bar area. Timber clad feature wall. Open arch leading to:



### **REAR HALL**

PVC double glazed door with matching fanlight, leading to enclosed rear yard.

### **BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Tile effect panelling to walls.

### **FIRST FLOOR**

#### **LANDING**

Access to roof space.

#### **BEDROOM 1 11'8" x 8'11" (wps)**

Built in double wardrobe with gas fired central heating boiler. Access to separate shelved store.

#### **BEDROOM 2 11'7" x 6'5"**

#### **EXTERNAL**

Fully enclosed rear yard.

#### **UTILITY STORE**

Power, light and plumbed for washing machine.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





26 Lower Waterloo Road, Larne



**Recently refurbished, two bedroom mid terrace property, conveniently situated on Lower Waterloo Street, Larne.**

**The property comprises lounge, kitchen with informal dining area, rear hall, bathroom, and two well-proportioned bedrooms.**

**Externally, the property enjoys fully enclosed rear yard and utility store.**

**Other attributes include gas heating and PVC double glazing.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended.**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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