

independent
homes



this house needs you

49 kitcheners avenue
larne

tel 028 28276060

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

72 73

63 64



Offers Over
£59,950



A short stroll to Larne Main Shopping area and easy access to the new and fast route to Belfast etc.

This terrific property has been stripped back and refurbished to a high standard.

Lounge

21'9" x 9'11" (6.63m x 3.03m)

Very bright and airy

Kitchen

10'9" x 7'2" (3.28m x 2.18m)

Bedroom

13'11" x 10'11" (4.23m x 3.32m)

Bedroom

9'9" x 8'2" (2.97m x 2.50m)

Bathroom

8'11" x 7'2" (2.72m x 2.18m)

White Suite. Shower cubicle

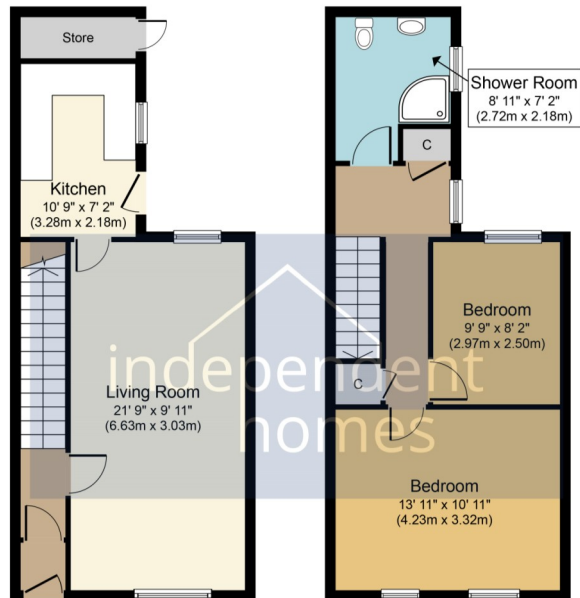
Garden to rear

OFCH

Double Glazing

All in all this is a great property, easily maintained and obviously cared for. A really good buy. However go look for yourself, give us a call and we will be delighted to show you around.

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Ground Floor
Approximate Floor Area
401 sq. ft.
(37.3 sq. m.)

First Floor
Approximate Floor Area
401 sq. ft.
(37.3 sq. m.)

Approx. Gross Internal Floor Area 803 sq. ft. (74.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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