



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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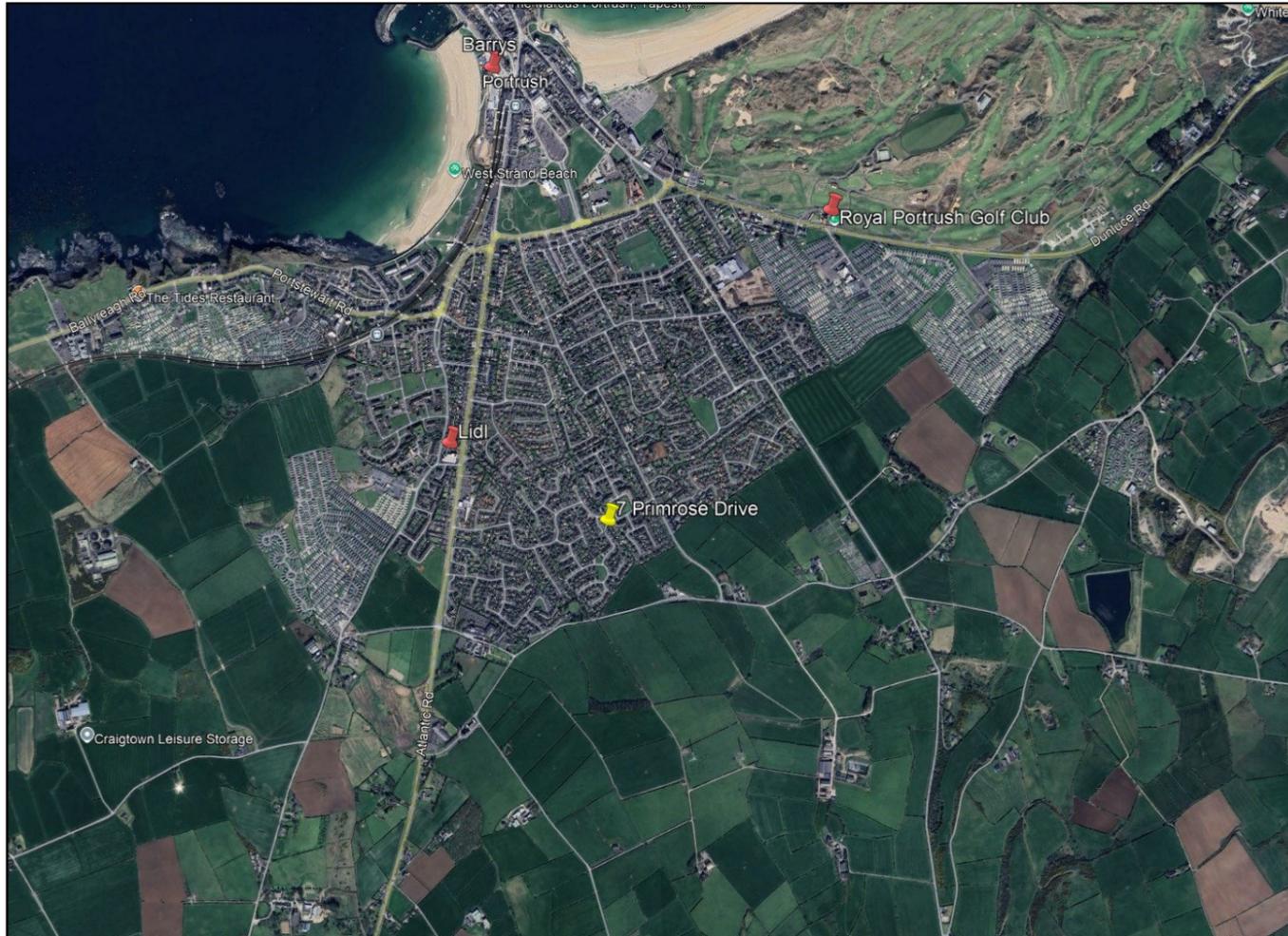
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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

7 Primrose Drive

BT56 8TB

Offers Over £224,500

028 7083 2000
www.armstronggordon.com

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A delightful three bedroom semi-detached house situated in a very popular residential environment. In good order throughout, internally the property is deceptively spacious and offers well laid out accommodation. The property has been finished to a neutral standard and has been well maintained. Located within proximity to a wide range of local amenities and tourist attractions, this delightful property should appeal to a broad spectrum of potential purchasers including first time buyers looking to purchase in this beautiful part of the North Antrim Coastline.

Approaching Portrush on the Coleraine Road, take your first right before the Hillside Filling Station into Magheramenagh Drive. Proceed to the top of the T-Junction and then take your fourth right. The road will follow onto Primrose Drive. No 7 will be located on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

With under stairs storage board and solid wood floor.

Lounge:

With recessed 'Morso' multi fuel stove with slate hearth (recently supplied and fitted by Wilsons Coleraine), shelving and solid wood floor. 15'8 x 11'1



Kitchen/Dining Area:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated ceramic hob, integrated oven, extractor fan above, space for fridge, shelving, drawer bank, recessed lighting in pelmets and tiled floor. 17'9 x 9'7



Utility Room:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, plumbed for automatic washing machine, space for tumble dryer, tiled floor and pedestrian door leading to rear garden. 7'9 x 5'6



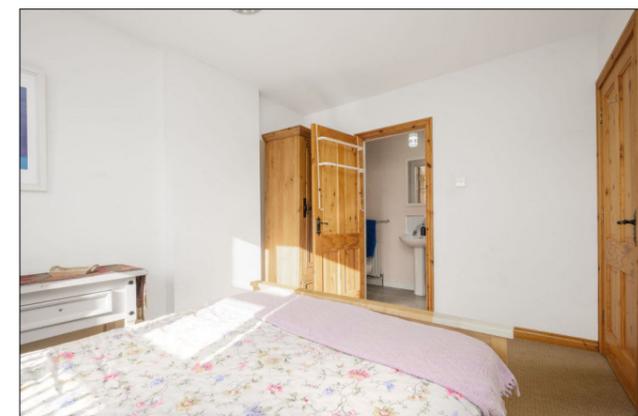
FIRST FLOOR:

Landing:

With hot press and access to roof space.

Bedroom 1:

12'5 x 9'9



Ensuite off with w.c., wash hand basin with PVC splashback, fully PVC clad walk in shower cubicle with mains shower, shelving and laminate wood floor.



Bedroom 2:

11'10 x 10'9



Bedroom 3:

With built in wardrobe. 7'7 x 8'2



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, bath with tiled surround, extractor fan and laminate wood floor.



EXTERIOR FEATURES:

Paviour driveway to front and side of property. Garden to rear is fenced in with extensive paved patio area with elevated flower bed with established shrubbery, plants and trees to include Eucalyptus. Shed to rear 15'11 x 7'8 with light, power point and boiler. Garden to front is laid in lawn.

SPECIAL FEATURES:

- ** Oil Fired Central Heating & 'Morso' Multi Fuel Stove
- ** PVC Double Glazed Windows
- ** Popular Residential Area
- ** Very Good Decorative Order Throughout

TENURE:

TBC

CAPITAL VALUE:

£110,000 (Rates:£1125.00 p/a approx.)

