



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

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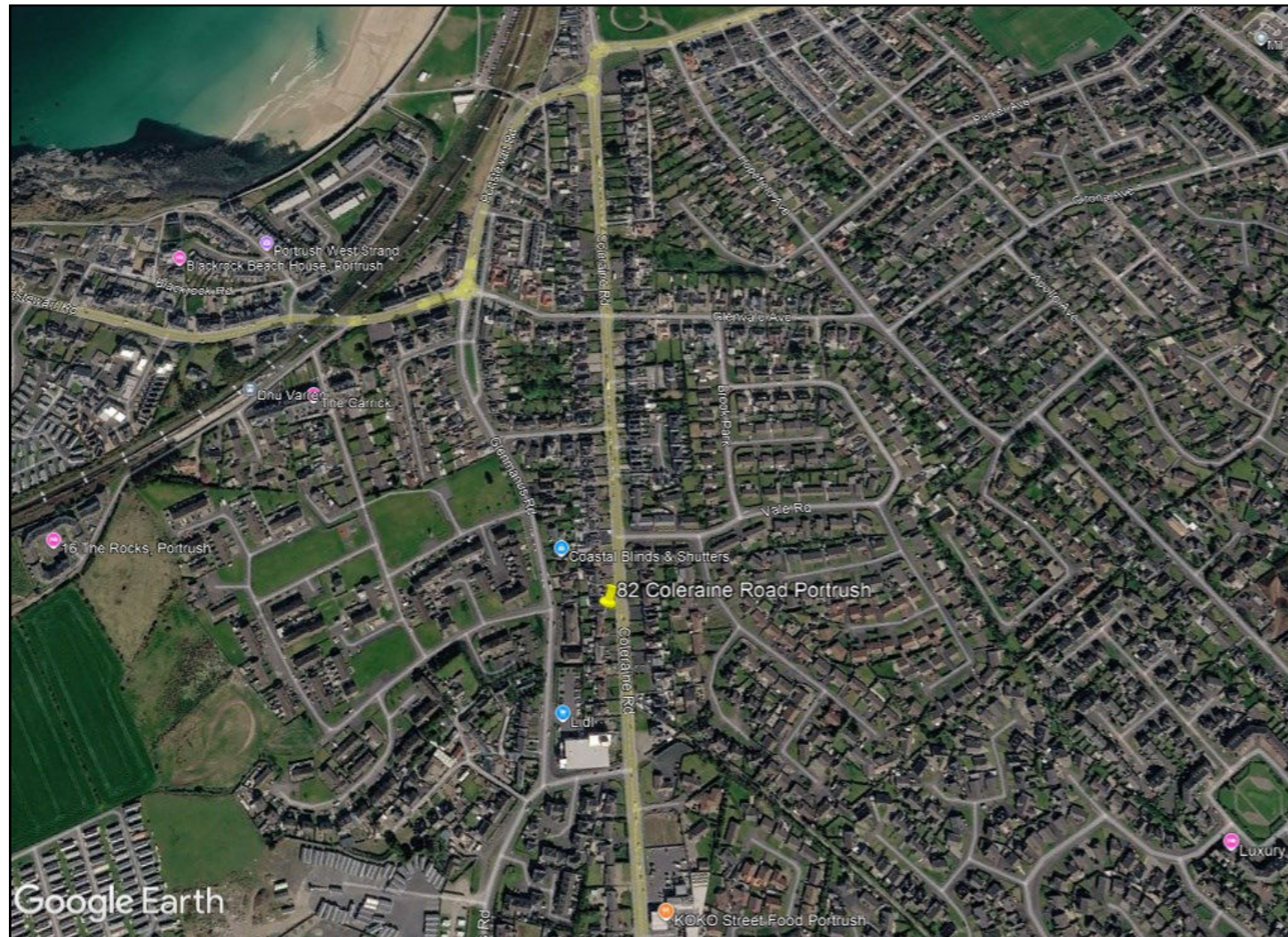
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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	54 E
21-38	F		
1-20	G		

PORTRUSH

82 Coleraine Road

BT56 8HN

Offers Over £365,000

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A delightful 3 bedroom 2 reception (could be used as 4 bedrooms) detached house situated on the main Coleraine Road leading into Portrush. Retaining some of the original features, the property itself requires some renovation works however it has had a kitchen extension to rear and still maintains a homely atmosphere combined with warmth and character. The property offers a generously proportioned lounge and well laid out kitchen and dining area. Externally the property benefits from front and rear garden with the rear being fully enclosed. This well located home also benefits from being on the doorstep of this seaside resorts many fine attractions including championship golf courses, beaches and an excellent choice of well known eating establishments. This home is sure to create interest from a broad spectrum of viewers, therefore we strongly recommend early internal appraisal.

Approaching Portrush on the Coleraine Road from Coleraine, No 82 will be on your left hand side after Lidl.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

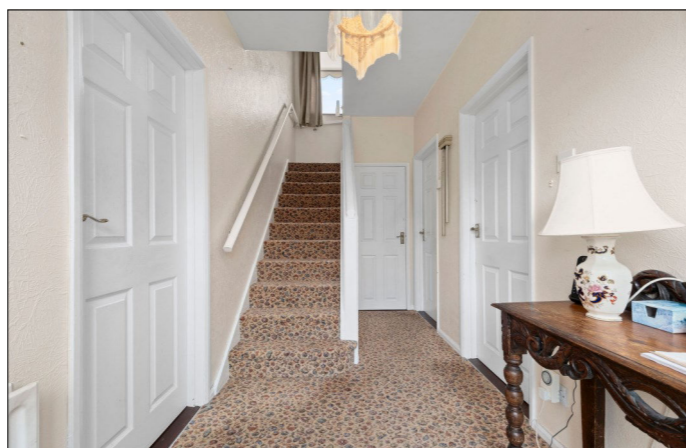
5'11 wide

Separate W.C.:

With wash hand basin with tiled splashback.

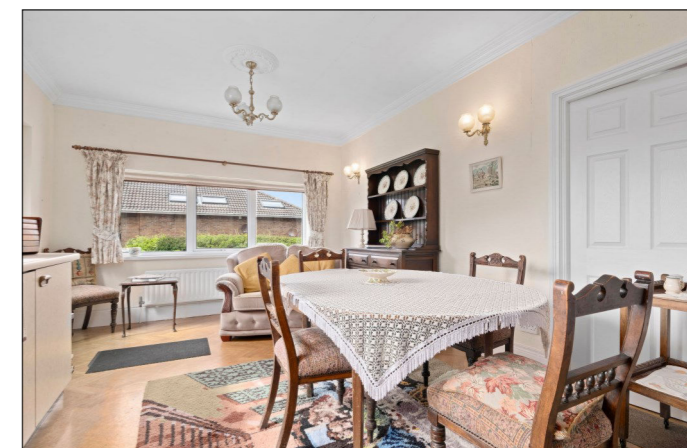
Lounge:

With tiled surround fireplace with tiled inset and hearth, corning and centrepiece. 18'2 x 10'9



Kitchen/Dining Area:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated double eye level oven, ceramic hob and extractor fan above, space for fridge freezer, plumbed for automatic dishwasher, saucepan drawers, drawer bank, corner shelving, corning, centrepiece, strip lighting, wired for wall lights and PVC pedestrian door leading to rear garden and door into integral garage. 26'6 x 11'4



Shower Room (Off Kitchen):

With PVC cladded walk in shower cubicle with electric shower and extractor fan.

FIRST FLOOR:

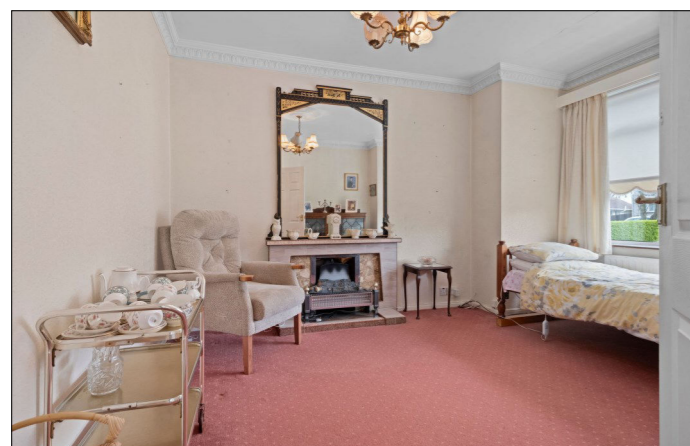
Landing:

With access to roof space and large walk in storage cupboard.



Family Room/Bedroom 4:

With tiled surround fireplace with tiled inset and hearth, corning and centrepiece. 13'5 x 10'8



Bedroom 1:

10'11 x 10'9

Bedroom 2:

10'9 x 10'1

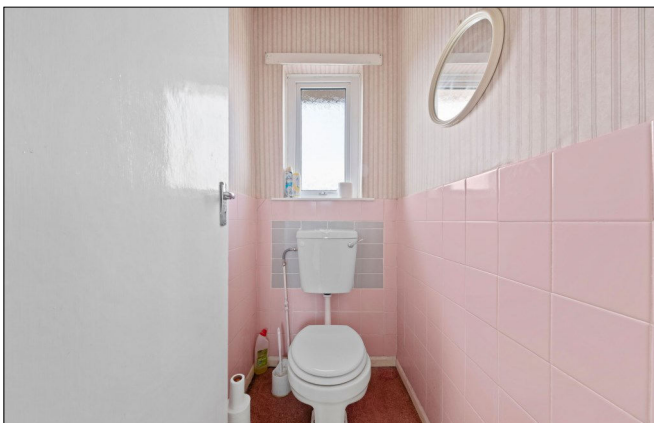


Bedroom 3:

With built in double wardrobes and over head storage. 10'9 x 6'11

Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, telephone hand shower over bath, hot press and half tiled walls.



Separate W.C.:

With half tiled walls.

EXTERIOR FEATURES:

Tarmac driveway leading to integral garage 17'9 x 10'0 with roller door, light and power points, boiler, double drainer stainless steel sink unit, plumbed for automatic washing machine and space for tumble dryer. Garden to rear is laid in lawn and fenced in with established hedging, shrubbery and plants. Outhouses to rear. Tap to rear. Light to front and rear. Garden to front is laid in lawn with established hedging and shrubbery.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Integral Garage
- ** Security Alarm
- ** Southerly Facing Rear Garden
- ** Popular Residential Location Close To Town Centre

TENURE:

Freehold

CAPITAL VALUE:

£155,000 (Rates: £1652.00 p/a approx.)

