



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

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ARMSTRONG GORDON



ARMSTRONG GORDON
& Company Limited
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



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

PORTRUSH

22 Hopefield Grange

BT56 8QD

Offers Over £265,000

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This is a most attractive four bedroom semi-detached house situated in a cul de sac location in the ever popular development of Hopefield Grange. The property itself was constructed by the Kennedy Group circa 2004 and extends to approximately 1367 sq. ft of living space. Internally there is excellent family accommodation throughout and the property is in excellent decorative order and offers versatile and modern living on all floors. Located within the beautiful seaside resort of Portrush, this property would appeal to a wide range of potential purchasers and the selling agent highly recommends early internal inspection.

Approaching Portrush from Coleraine on the Atlantic Road, turn right at the Magheraboy House Hotel onto the Magheraboy Road. Take your first left onto Hopefield Road and first left again into Hopefield Gardens. Take your first left into Hopefield Grange, next right and No. 22 will be located on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:
6'9 wide with cloaks cupboard, recessed lighting and tiled floor.



Separate W.C:
With wash hand basin with tiled splashback, extractor fan and tiled floor.



Lounge:
With recessed lighting and solid wood floor. 17'8 x 11'9



Open Plan Kitchen/Dining/Family Area: 19'0 x 18'11

Kitchen/Dining Area:
With feature circular stainless steel sink unit, high and low level units with tiling between, integrated gas hob, integrated oven, stainless steel extractor fan above, integrated fridge freezer, integrated dishwasher, wine rack, drawer bank, recessed lighting, under unit lighting and tiled floor.



Family Area:
With recessed lighting, solid wood floor and PVC doors leading to rear garden.



Utility Room:
With single drainer stainless steel sink unit, high and low level units with tiling between, plumbed for automatic washing machine, space for tumble dryer, boiler, extractor fan, tiled floor and PVC pedestrian door leading to side of property. 6'9 x 6'3

FIRST FLOOR:

Landing:

With hot press and access to roof space.

Bedroom 1:

15'10 x 9'6

Ensuite off with w.c., wash hand basin with storage below and illuminated mirror above, fully tiled walk in shower cubicle with electric shower, fully tiled walls, extractor fan, recessed lighting and tiled floor.



Bedroom 2:

14'11 x 8'7



Bedroom 3:

With built in wardrobe and laminate wood floor. 13'7 x 9'1



Bedroom 4:

With built in wardrobe. 8'8 x 7'9

**Bathroom:**

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, shaver light and point, bath, half tiled walls, extractor fan and tiled floor.

EXTERIOR FEATURES

Tarmac driveway leading to the rear of property. Garden to front is laid in lawn with tarmac and concrete path. Garden to rear is fully enclosed and laid in lawn with raised composite decked area, shed and tap. Lights to front and rear.

SPECIAL FEATURES

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Registered With NITB
- ** Furniture Can Be Negotiated In The Price

CAPITAL VALUE

£130,000 (Rates: £1,329.90 p/a approx.)

TENURE

Leasehold

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to maintain communal areas etc. Current service charge is £110.00 p/a approx. (29 Oct 2025) Assessed annually.

