



**69 HOPEFIELD AVENUE, PORTRUSH**



X 3



X 3



X 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</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			
			68
		48	

**OFFERS OVER £275,000**

# 69 HOPEFIELD AVENUE, PORTRUSH

This well-maintained and beautifully presented semi-detached home offers spacious accommodation in a popular residential area of Portrush. Upstairs, there are three bedrooms and the family bathroom, while downstairs features a dining kitchen open to a living area, a separate lounge and a dining room, providing versatile living space for family life.

Outside, the property benefits from an enclosed rear garden with a patio area, front garden and a garage. Conveniently located close to the town centre, local amenities and the beach, this home combines comfort, practicality and an excellent lifestyle location.

## FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Large enclosed rear garden with patio area.
- Tarmac driveway and single garage.

## ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1,278.75

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE PORCH

1.71 m x 1.98 m (5'7" x 6'6")

Tiled floor; glass panel door leading to the hallway.

## HALLWAY

Engineered wood floor; under stairs storage.

## LOUNGE

3.96 m x 3.79 m (13'0" x 12'5")

Cast iron fireplace set on a slate hearth with a wood surround; open to the dining room.

## KITCHEN

4.93 m x 2.72 m (16'2" x 8'11")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; integrated dishwasher; Neff kitchen appliances include oven & gas hob; fitted dining table; recessed lighting; part tiled walls; vinyl floor; open to the living area.

## LIVING AREA

3.25 m x 2.88 m (10'8" x 9'5")

Wood floor; open to the kitchen.

## DINING ROOM

3.61 m x 3.77 m (11'10" x 12'4")

Patio doors leading to the rear; open to the lounge; access to the rear hall.

## REAR HALL

Accessed from the kitchen & dining room; space for fridge freezer.

## REAR PORCH

2.28 m x 1.71 m (7'6" x 5'7")

Plumbed for washing machine; vinyl floor; door to the rear.

## FIRST FLOOR

### LANDING

Shelved hot press; access to the roof space.

### BEDROOM 1

3.95 m x 2.89 m (13'0" x 9'6")

Double bedroom to the front; built in storage cupboard.

### BEDROOM 2

2.64 m x 2.83 m (8'8" x 9'3")

Double bedroom to the front; built in storage cupboard.

### BEDROOM 3

2.63 m x 2.88 m (8'8" x 9'5")

Double bedroom to the rear; built in storage cupboard.

## BATHROOM

1.70 m x 2.05 m (5'7" x 6'9")

Panel bath; tiled shower cubicle with electric shower; wash hand basin; wall mounted mirror; tiled floor; part tiled walls; recessed lighting.

## WC

1.71 m x 0.77 m (5'7" x 2'6")

Toilet; tiled floor.

## EXTERIOR

### GARAGE

6.11 m x 3.08 m (20'1" x 10'1")

Roller door; power & light; concrete floor.

### OUTHOUSE

3.04 m x 1.54 m (10'0" x 5'1")

Range of fitted units; oil boiler; space for dryer; concrete floor; power & light.

## OUTSIDE FEATURES

- Fully enclosed rear garden & patio.
- Tarmac driveway & parking area.
- Paved borders surrounding the rear garden.
- Mature landscaping.
- Small garden in lawn to the front.



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# PHOTOS



