



**35 CROCKNAMACK STREET, PORTRUSH**



X 3



X 1



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			
		61	71

**OFFERS OVER £235,000**

# 35 CROCKNAMACK STREET, PORTRUSH

Situated in a highly sought after area of Portrush, this well maintained semi-detached home offers stylish and comfortable living just a short stroll from the town centre, beaches, restaurants, shops, and all the amenities the vibrant seaside town has to offer.

The property features a bright and spacious open-plan living and dining area, creating an ideal space for both everyday family life and entertaining guests. Presented in excellent condition throughout, the home is ready for immediate occupation and benefits from three double bedrooms.

To the rear, a south-facing garden provides a private outdoor retreat, complete with a generous decking area perfect for relaxing or al fresco dining. A timber garden room offers excellent versatility and can be utilised as a home office or additional recreational space.

Further benefits include a private driveway providing valuable off-street parking.

Combining a fantastic location, attractive outdoor space, and well proportioned accommodation, this is an excellent opportunity to acquire a home in one of the North Coast's most desirable locations.

## FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- PVC soffits & fascia boards.
- South facing rear garden with decking area.
- Insulated timber garden room.
- Gated driveway offering off street parking.

## ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £959

SQUARE FOOTGAE: 936 Sq Ft.

SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

Philip Tweedie & Company (Portstewart Office)  
81 The Promenade  
Portstewart  
BT55 7AF

T: 028 7083 5444

E: portstewart@philiptweedie.com

## ENTRANCE HALL

Tiled floor; part wood panelled walls.

## OPEN PLAN LIVING & DINING AREA

7.18 m x 3.87 m (23'7" x 12'8")

Recessed lighting & laminate floor throughout.

## LIVING AREA

4.70 m x 3.87 m (15'5" x 12'8")

Bow bay window to the front; electric fire set in a tiled niche; open to the dining area.

## DINING AREA

2.48 m x 3.87 m (8'2" x 12'8")

Open to the living area.

## KITCHEN

2.60 m x 3.47 m (8'6" x 11'5")

Range of fitted units; solid wood work surfaces; composite sink & drainer; space for fridge freezer, dryer & cooker with extractor unit over; plumbed for washing machine; built in shelved larder; part tiled & wood panelled walls; wood effect tiled floor; split barn door to the rear.

## FIRST FLOOR

### LANDING

Shelved linen cupboard; part wood panelled walls; access to the roof space.

### BEDROOM 1

4.03 m x 3.22 m (13'3" x 10'7")

Double bedroom to the rear.

### BEDROOM 2

3.02 m x 3.19 m (9'11" x 10'6")

Double bedroom to the front.

### BEDROOM 3

2.65 m x 2.66 m (8'8" x 8'9")

Double bedroom to the rear; fitted sliding wardrobe.

### SHOWER ROOM

1.72 m x 1.63 m (5'8" x 5'4")

Panelled shower cubicle with electric shower; wash hand basin; wall mounted vanity unit & mirror; hot press; part tiled walls; tiled floor.

### TOILET

1.66 m x 0.82 m (5'5" x 2'8")

Toilet; tiled floor & walls.

## EXTERIOR

### GARDEN ROOM

3.49 m x 3.49 m (11'5" x 11'5")

Fully insulated timber garden room with power.

### STORAGE SHED

1.86 m x 3.08 m (6'1" x 10'1")

Concrete floor & walls.

## OUTSIDE FEATURES

South facing rear garden with decking area; boiler house; timber shed; small garden in lawn to the front; concrete gated driveway; outside light & water tap.

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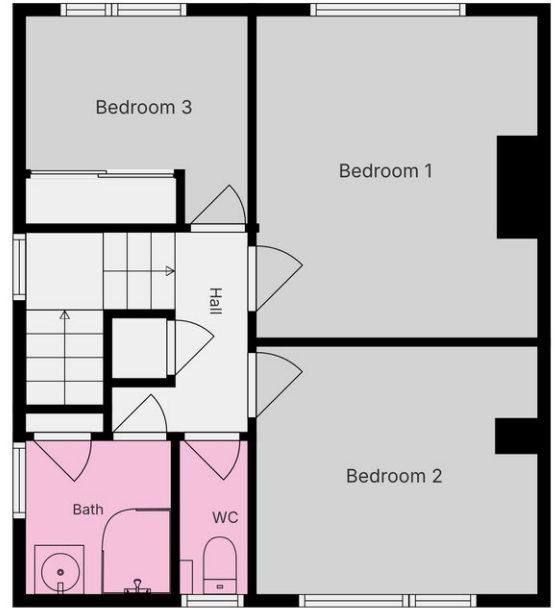
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# FLOORPLAN



Ground Floor



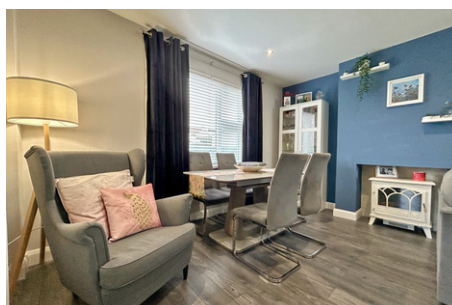
1st Floor



Floor Plans Are For Guidance Only And Not To Scale. Produced Using Digital Scanning Technology. All Dimensions Are Approximate And Should Not Be Relied Upon. Purchasers Should Verify All Information Independently.



# PHOTOS



# PHOTOS

