



4 PARKER AVENUE, PORTRUSH



X 3



X 1



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £225,000

4 PARKER AVENUE, PORTTRUSH

This beautifully presented semi-detached home has been stylishly refurbished by the current owner and offers open-plan living with three well proportioned bedrooms and two shower rooms. A private, enclosed rear garden provides the perfect space for relaxing or entertaining, while the gated driveway to the front offers secure off-street parking.

Perfectly positioned close to the town centre and within easy walking distance of Portrush's award-winning beaches, this home combines comfort, style and an enviable coastal lifestyle.

FEATURES

- Oil-fired central heating system plus back boiler.
- uPVC double glazing and new composite external doors.
- Private enclosed rear garden.
- Gated concrete driveway to the front.

ADDITIONAL INFORMATION

ANNUAL RATES: £997.43

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE HALL

Wood-effect tiled floor; under stair storage.

KITCHEN & DINING

3.51 m x 2.92 m (11'6" x 9'7")

Range of high and low level units; laminate work surfaces; stainless steel sink unit; space for cooker and fridge freezer; plumbed for washing machine and dishwasher; wood effect tiled floor; open plan to living area.

LIVING AREA

3.51 m x 4.32 m (11'6" x 14'2")

Stone fireplace with granite hearth and back boiler; wood effect tiled floor.

SHOWER ROOM

1.93 m x 1.19 m (6'4" x 3'11")

Tiled shower cubicle with electric shower; low flush WC; wash hand basin; tiled walls and tiled flooring.

FIRST FLOOR

LANDING

Shelved hot press; access to roof space.

BEDROOM 1

3.23 m x 3.02 m (10'7" x 9'11")

Double bedroom to the front.

BEDROOM 2

2.84 m x 4.01 m (9'4" x 13'2")

Double bedroom to the rear.

BEDROOM 3

2.67 m x 2.67 m (8'9" x 8'9")

Double bedroom to the rear.

SHOWER ROOM

2.59 m x 2.13 m (8'6" x 7'0")

Large shower cubicle with electric shower; low flush WC; vanity unit with wash hand basin; vinyl flooring and tiled walls.

EXTERIOR

STORE

3.04 m x 1.85 m (10'0" x 6'1")

Concrete floor, power & light.

OUTSIDE FEATURES

- Fully enclosed rear garden with 6ft fencing and gate access to the front.
- Gated concrete driveway to the front.
- Covered yard area.
- Separate boiler house.
- Outside light and water tap.



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PHOTOS



