



52 CROCKNAMACK ROAD, PORTRUSH



X 3



X 1



X 1

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		60	69

OFFERS OVER £249,950

52 CROCKNAMACK ROAD, PORTRUSH

This charming three bedroom property is located in a highly sought-after location, just a short stroll from beautiful beaches, the vibrant town centre and Royal Portrush Golf Club.

The property offers excellent living space, with a cosy lounge to the front and a separate dining kitchen to the rear. Outside, the south facing rear garden is low maintenance and perfect for enjoying the sunshine throughout the day. In addition, there is further land to the rear with potential to create off street parking via Oakland Avenue.

Whether you're a first-time buyer, growing family or investor, this is a fantastic opportunity to secure a home in one of the North Coast's most desirable coastal towns.

FEATURES

- Oil-fired central heating system.
- uPVC double glazed windows.
- Fully enclosed, low-maintenance paved patio garden to the rear.
- Additional rear land with potential for off-street parking via Oakland Avenue.
- Prime location within walking distance of town centre and both beaches.

ADDITIONAL INFORMATION

ANNUAL RATES: £920.70

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE HALL

Laminate floor; part wood panelled walls; under stairs storage cupboard.

LOUNGE

4.43 m x 3.74 m (14'6" x 12'3")

Recessed wood burning stove set on a slate hearth with wooden mantle; plantation shutters; laminate floor.

DINING KITCHEN

3.72 m x 3.75 m (12'2" x 12'4")

Range of fitted units; stainless steel sink & drainer; laminate work surfaces; electric oven & hob with extractor unit over; space for American style fridge freezer; tiled fireplace with wooden surround; part tiled walls; tiled floor.

UTILITY ROOM

2.52 m x 1.84 m (8'3" x 6'0")

Range of fitted units; laminate work surfaces; plumbed for washing machine; space for dryer; oil boiler; part tiled walls; tiled floor; door to the rear.

FIRST FLOOR

LANDING

Shelved hot press; access to the roof space.

BEDROOM 1

4.37 m x 3.25 m (14'4" x 10'8")

Double bedroom to the front with bay window; laminate floor.

BEDROOM 2

3.74 m x 2.95 m (12'3" x 9'8")

Double bedroom to the rear; laminate floor.

BEDROOM 3

2.64 m x 2.37 m (8'8" x 7'9")

Single bedroom to the front; laminate floor.

BATHROOM

2.06 m x 2.66 m (6'9" x 8'9")

Panel bath with electric shower; toilet; wash hand basin; laminate floor; part tiled walls.

EXTERIOR

OUTSIDE FEATURES

- Fully enclosed South facing patio garden to the rear.
- Small gravel area to the front.
- Potential parking area to the rear accessed via back lane.
- Timber shed.
- Outside light & tap.



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PHOTOS



