



54 CROCKNAMACK ROAD, PORTRUSH



X 3



X 2



X 1

Energy Efficiency Rating	
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	
	Current Potential
	76
	54

OFFERS OVER £285,000

54 CROCKNAMACK ROAD, PORTTRUSH

This charming terraced house is move in ready and finished to a high standard throughout. The home features a bright and welcoming interior, blending modern touches with practical design. The property offers 3 bedrooms, 2 living areas plus a modern kitchen with space for dining.

To the rear, a South facing garden provides a private outdoor area that's low maintenance and perfect for enjoying the sun. Adding to its appeal, the property benefits from a garage offering valuable off street parking accessed via Oakland Avenue.

Ideal for first time buyers, downsizers, or investors, this home combines comfort, convenience, and style in a sought-after setting.

FEATURES

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

ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1,023

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
W: <https://philiptweedie.com>

ENTRANCE PORCH

1.02 m x 1.83 m (3'4" x 6'0")

Tiled floor; part wood panelled walls; glass panel door leading to the hallway.

ENTRANCE HALL

Under stairs storage cupboard; solid wood floor.

LOUNGE

4.44 m x 3.71 m (14'7" x 12'2")

Bay window to the front with plantation shutters; Firefox multi fuel stove set on a tiled hearth with a wooden mantle; solid wood floor.

LIVING AREA

3.70 m x 3.73 m (12'2" x 12'3")

Cast iron fireplace set on a tiled hearth with a wood surround; solid wood floor; open to kitchen.

KITCHEN

4.93 m x 1.91 m (16'2" x 6'3")

Range of fitted units; laminate work surfaces; recessed sink & drainer; electric oven & hob with extractor unit over; space for fridge freezer; plumbed for washing machine; part panelled walls; recessed lighting; laminate floor; open to dining area.

DINING AREA

2.16 m x 3.67 m (7'1" x 12'0")

Part wood panelled walls; recessed lighting; patio doors leading to the rear.

FIRST FLOOR

LANDING

Slingsby ladder access to the attic room.

BEDROOM 1

4.46 m x 3.26 m (14'8" x 10'8")

Double bedroom to the front with bay window; fitted bedroom furniture; recessed lighting; laminate floor.

BEDROOM 2

3.72 m x 3.03 m (12'2" x 9'11")

Double bedroom to the rear; laminate floor.

BEDROOM 3

2.64 m x 2.31 m (8'8" x 7'7")

Single bedroom to the front; laminate floor.

BATHROOM

1.35 m x 2.31 m (4'5" x 7'7")

Panelled shower cubicle with electric shower; toilet; wash hand basin; part tiled walls; wood effect tiled floor.

SECOND FLOOR

ATTIC ROOM

3.64 m x 5.43 m (11'11" x 17'10")

Power & light; wood floor; access to eaves storage.

EXTERIOR

GARDEN ROOM

3.06 m x 3.41 m (10'0" x 11'2")

Power & light; solid wood floor; oil boiler.

GARAGE

4.54 m x 3.44 m (14'11" x 11'3")

Roller door; concrete floor; accessed via Oakland Avenue to the rear.

OUTSIDE FEATURES

- South facing low maintenance rear garden & patio area.
- Artificial lawn to the front.
- Outside light & tap.



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ
Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.

PHOTOS



