



103 MAIN STREET, PORTRUSH



X 6



X 2



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		43	73

OFFERS OVER £235,000

103 MAIN STREET, PORTRUSH

Located in the heart of Portrush town centre, close to the beaches and the town's many attractions, this substantial three storey Victorian terrace offers a great opportunity for anyone keen to renovate a period property and make it their own.

The house enjoys excellent views over Portrush Harbour and the West Bay to the rear. The accommodation is well proportioned throughout and includes an entrance hall, living room, dining room and kitchen on the ground floor. The first floor has three bedrooms, the main bathroom and a shower room, with a further three bedrooms on the second floor.

To the rear, an enclosed garden leads to a raised decking area with lovely views across the West Bay.

The property requires full refurbishment, but it has strong potential to be restored and modernised into a characterful home in a sought after coastal setting.

FEATURES

- CASH BUYERS ONLY (PROOF OF AVAILABLE FUNDS REQUIRED)
- Sea views to the rear overlooking Portrush Harbour and the West Bay.
- Oil fired central heating (not tested).
- Double glazing in uPVC frames.
- Enclosed West facing garden to the rear.

ADDITIONAL INFORMATION

TENURE: Freehold (Ground rent = £6.00 yearly).

ANNUAL RATES: £920.70

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE PORCH

1.36 m x 0.96 m (4'6" x 3'2")
Solid wood floor.

HALLWAY

Solid wood floor; under stairs storage.

LOUNGE

5.09 m x 3.72 m (16'8" x 12'2")
Recessed fireplace with a multi fuel stove (not tested) set on a tiled hearth; double doors leading to the dining room; solid wood floor.

DINING ROOM

3.38 m x 3.45 m (11'1" x 11'4")
Solid wood floor.

KITCHEN

4.24 m x 2.70 m (13'11" x 8'10")
Range of fitted units; laminate work surfaces; stainless steel sink & drainer; electric oven & hob with extractor over; space for under counter fridge & freezer; plumbed for washing machine & dishwasher; tiled floor; part tiled walls; door to the rear.

FIRST FLOOR

LANDING

Shelved hot press.

BEDROOM 1

5.11 m x 2.94 m (16'9" x 9'8")
Double bedroom with bay window to the front; solid wood floor.

BEDROOM 2

3.39 m x 3.45 m (11'1" x 11'4")
Double bedroom with a patio door leading to the rear garden.

BATHROOM

1.84 m x 2.79 m (6'0" x 9'2")
Panel bath with shower attachment; toilet; wash hand basin; part wood panelled walls; vinyl floor.

SHOWER ROOM

2.30 m x 1.02 m (7'7" x 3'4")
Panelled shower cubicle; toilet; wash hand basin; part tiled walls; tiled floor.

BEDROOM 3

2.94 m x 1.99 m (9'8" x 6'6")
Single bedroom to the front; laminate floor.

SECOND FLOOR

LANDING

Access to the roof space.

BEDROOM 4

4.17 m x 2.69 m (13'8" x 8'10")
Double bedroom to the rear; solid wood floor.

BEDROOM 5

3.29 m x 3.46 m (10'10" x 11'4")
Double bedroom to the rear with sea views.

BEDROOM 6

3.10 m x 2.22 m (10'2" x 7'3")
Single bedroom to the front.

EXTERIOR

OUTSIDE FEATURES

- Enclosed rear garden.
- Raised decking area with views overlooking Portrush Harbour and the West Strand.
- Small enclosed back yard area.
- External storage.
- Pedestrian right of way to the rear.



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PHOTOS



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