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To arrange an initial appointment please contact:

ARMSTRONG GORDON

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



ARMSTRONG GORDON
& Company Limited
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



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ARMSTRONG GORDON



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	59	62
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

PORTRUSH

16 Primrose Crescent

BT56 8TA

Offers Over £154,500

Closing Date: Wednesday 8th July 2020 @ 12.00pm approx.

028 7083 2000
www.armstronggordon.com

A fabulous 3 bedroom semi-detached house situated in a very popular residential environment. In very good decorative throughout, internally the property is deceptively spacious and offers well laid out accommodation. Having been constructed early 2000's, the property has been finished to an exacting standard and has been well maintained by the current vendors. Located within close proximity to a wide range of local amenities and tourist attractions, this delightful property should appeal to a broad spectrum of potential purchasers including those wishing to acquire a second home in this beautiful part of the North Antrim Coastline.

Approaching Portrush on the Coleraine Road, take your first right before the Hillside Filling Station into Magheramenagh Drive. Proceed to the top of the T-junction, turn right and then second left. Turn right into Primrose Gardens and right again and No.16 will be located on your left hand side.

ACCOMMODATION COMPRISES:

Entrance Hall:

6'3 wide with under stairs storage cupboard and wood laminate floor.

Lounge:

With stainless steel inset fireplace, tiled hearth and wood surround. 15'10 x 11'1



Kitchen/Dining:

With stainless steel sink unit, high and low level units, stainless steel oven and ceramic hob, integrated fridge freezer, drawer bank, extractor fan and tiled floor. 17'4 x 10'7



Utility Room:

With stainless steel sink unit, high and low level units with tiling between, plumbed for automatic washing machine, oil fired burner and tiled floor. 7'6 x 5'11

FIRST FLOOR:

Landing:

With hot press and immersion heater.

Bedroom 1:

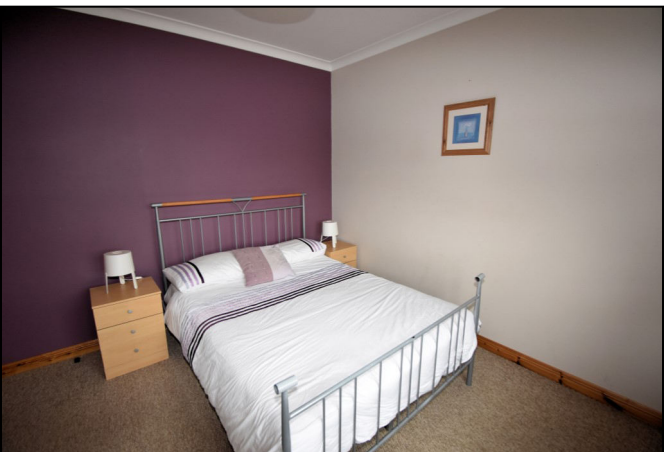
With built in wardrobe. 12'8x9'8

Ensuite of comprising w.c, wash hand basin, fully tiled walked in shower cubicle with electric shower and tiled floor.



Bedroom 2:

With double built in mirrored wardrobe. 10'8 x 10'7



Bedroom 3:

8'1 x 7'2





Bathroom:

With white suite comprising w.c, wash hand basin, bath with shower above and tiled floor.

EXTERIOR FEATURES:

Outside to rear there is a fenced and hedged garden laid in lawn, established shrubs, plants and paved patio area to side. The side garden area is extremely spacious. Outside to front there is a garden laid in lawn and extra lawn area to front with tarmac driveway.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Generously Proportioned Site
- ** Space For Garage
- ** Burglar Alarm

TENURE:

Freehold

CAPITAL VALUE:

£110,000 (Rates:£931.26 p/a)

