



PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover | Income Protection | Buildings & Contents Insurance | Trusts |

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		47 E
21-38	F	32 F	
1-20	G		

PORTRUSH

34 Kerr Street

BT56 8DQ

Offers Over £349,500

028 7083 2000
www.armstronggordon.com

An extremely rare opportunity to acquire a 3 bedroom mid-terrace house situated in one of the North Antrim Coast's most popular and picturesque tourist destinations. In excellent order throughout, this beautiful home incorporates all the benefits that a well located residence such as this has to offer. Offering fabulous views of Portrush Harbour, West Strand Beach, Portstewart and Donegal Headlands, the property is only a stones throw away from the harbour, Portrush Yacht Club and Ramore Wine Bar and Harbour Restaurant. This delightful property is now ready for viewing, so please do not hesitate to make a private appointment to appreciate what is on offer in its entirety.

Approaching Portrush on the Coleraine Road, head straight into Portrush Town Centre. As you pass Barry's Amusements on Kerr Street, No. 34 will be situated on your right hand side opposite the harbour.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:

With wood laminate floor.

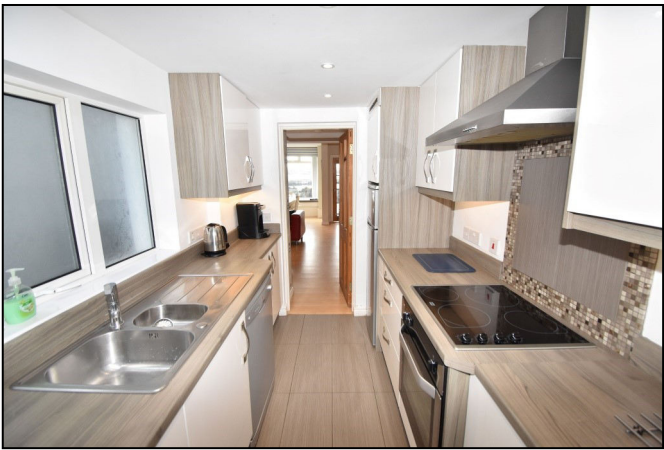
Lounge/Dining Area:

With under stairs storage cupboard, recessed lights and wood laminate floor. 23'5 x 12'4



Kitchen:

With high and low level built in units with tiling between, stainless steel sink unit and half, integrated ceramic hob and oven, space for fridge freezer, plumbed for automatic dishwasher, saucepan drawer, recessed lights and tiled floor. 9'9 x 6'9



Utility Room:

With stacked washer and drier and tiled floor.
10'10 x 4'0

Shower Room:

With fully clad PVC walling, wet room style tiling on floor, chrome towel rail and recessed lighting.
5'11 x 5'4

FIRST FLOOR:

Landing:

Lounge/Bedroom 4:

With plaster coving and cornice and wood laminate floor. 14'4 x 12'4

Bedroom 3:

With wood laminate floor. 8'11 x 7'5

Shower Room:

With w.c., wash hand basin, fully tiled walk in shower cubicle, fully tiled walls, hot press, immersion heater and tiled floor.



SECOND FLOOR:

Landing:

With storage cupboard.

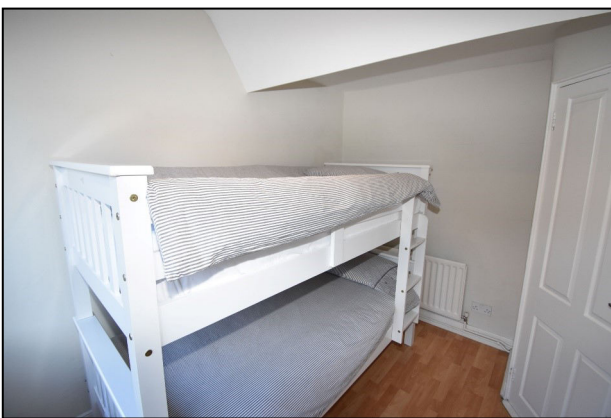


Bedroom 1:

With wood laminate floor. 12'6 x 12'6

**Bedroom 2:**

With wood laminate floor. 9'6 x 7'5

**EXTERIOR FEATURES:**

Outside to rear there is a concrete yard.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows & Doors
- ** Good Decorative Order
- ** Panoramic Views Over Sea, Harbour & Donegal Headlands From All Three Floors To Front

TENURE:

To Be Confirmed

CAPITAL VALUE:

£110,000 (Rates:£931. 26 p/a)

