



PAUL ROBINSON MORTGAGES

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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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F		
1-20	G	20 G	

PORTRUSH

70 Causeway Street

BT56 8AD

Offers Over £149,500

****Closing Date Friday 29th March at 12 noon approx.****



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028 7083 2000
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A unique investment opportunity to acquire a four bedroom mid terrace house in the heart of Portrush comprising well laid out accommodation but in need of modernisation. The property would also lend itself as a possible development opportunity subject to planning permission. Located in the centre of one of the North Antrim Coast's most popular and picturesque tourist destinations, the building incorporates all the benefits that a well located residence such as this has to offer. Please do not hesitate to make an appointment to view at your earliest convenience. * Cash buyers only - Property will not mortgage *

Approaching Portrush from either Coleraine or Portstewart, proceed onto Crocknamack Road at the police station. Proceed straight through the first roundabout and turn left at the second roundabout onto Causeway Street. No 70 will be located on your left beside Portrush Laundry.

ACCOMMODATION COMPRISES:

Entrance Porch:

Entrance Hall:

3'1 wide

Lounge/Dining Area:

With marble surround fireplace with marble inset and hearth and under stairs storage. 21'0 x 11'6

Kitchen:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated ceramic hob, stainless steel oven and extractor fan above, plumbed for automatic washing machine and dish washer, space for fridge freezer and tiled floor. 12'8 x 8'6

FIRST FLOOR RETURN:

Landing:

With hot press.

Bathroom:

With coloured suite with w.c., wash hand basin, fully tiled walk in shower cubicle, bath with tiled surround, half tiled walls, recessed lighting and extractor fan.

FIRST FLOOR:

Bedroom 1:

With wash hand basin with tiled splashback. 15'2 x 11'5 into bay

Bedroom 2:

With wash hand basin with tiled splashback. 9'7 x 9'1

SECOND FLOOR:

Bedroom 3:

With wash hand basin with tiled splashback. 12'4 x 7'6

Bedroom 4:

8'8' x 6'9

Shower Room:

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle, part tiled walls and extractor fan.

EXTERIOR FEATURES:

Fully enclosed patio area to rear with steps leading to additional garden area and detached garage 18'5 x 12'5 with roller door. Concrete patio to front.

SPECIAL FEATURES:

- ** Plumbed For Oil But No Working Boiler
- ** PVC Double Glazed Windows
- ** Town Centre Location
- ** Possible Development Opportunity Subject To Planning Permission

TENURE:

Leasehold

CAPITAL VALUE:

£110,000 (Rates: £1023.55 p/a approx.)

