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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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	53 E	
21-38	F		
1-20	G		

PORTRUSH

12 Parker Avenue

BT56 8JY

Offers Over £179,500

028 7083 2000
www.armstronggordon.com

A deceptively spacious 3 bedroom semi-detached house with well laid out accommodation. Externally the property has private garden area to front and rear and is situated in a popular residential living environment. Located in the popular seaside resort of Portrush, the property benefits from being on the doorstep of this seaside resorts many fine attractions including championship golf courses, beaches and an excellent choice of well known restaurants. Ideal for a first time buyer, this home is sure to create instant interest to a wide spectrum of potential purchasers. The selling agent strongly recommends early internal inspection.

Approaching Portrush on the Coleraine Road, take your third right onto Glenvale Avenue after the Hillside filling station. Take your first left onto Hopefield Avenue and then first right onto Parker Avenue. No.12 will be located on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

With under stairs storage cupboard.

Open Plan Lounge/Kitchen Area: 26'9 x 13'0

Lounge:

With tiled fireplace and hearth and laminate wood floor.



Kitchen:

With single drainer composite sink unit, high and low level built in units with tiling between, integrated stainless steel oven, ceramic hob with stainless steel extractor fan, integrated dish washer, space for fridge freezer, saucepan drawer, drawer bank and laminate wood floor.



Rear Porch:

With storage cupboard and plumbed for automatic washing machine and tumble dryer.

Separate W.C.:

With w.c., and wash hand basin.

FIRST FLOOR:

Landing:

With hot press and immersion heater.

Bedroom 1:

13'4 x 9'9



Bedroom 2

10'1 x 9'5



Bedroom 3:

9'8 x 8'8



Separate W.C.:

With w.c., and wash hand basin.

Bathroom:

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



EXTERIOR FEATURES:

Outside to rear there is a hedged in garden with lawn. Separate store and boiler house. Outside to front there is a paved driveway and garden laid in lawn.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Driveway To Front
- ** Very Popular Residential Area
- ** Current Tenants Wiling To Stay In Property

TENURE:

TBC

CAPITAL VALUE:

£97,500 (Rates: £907.24)

