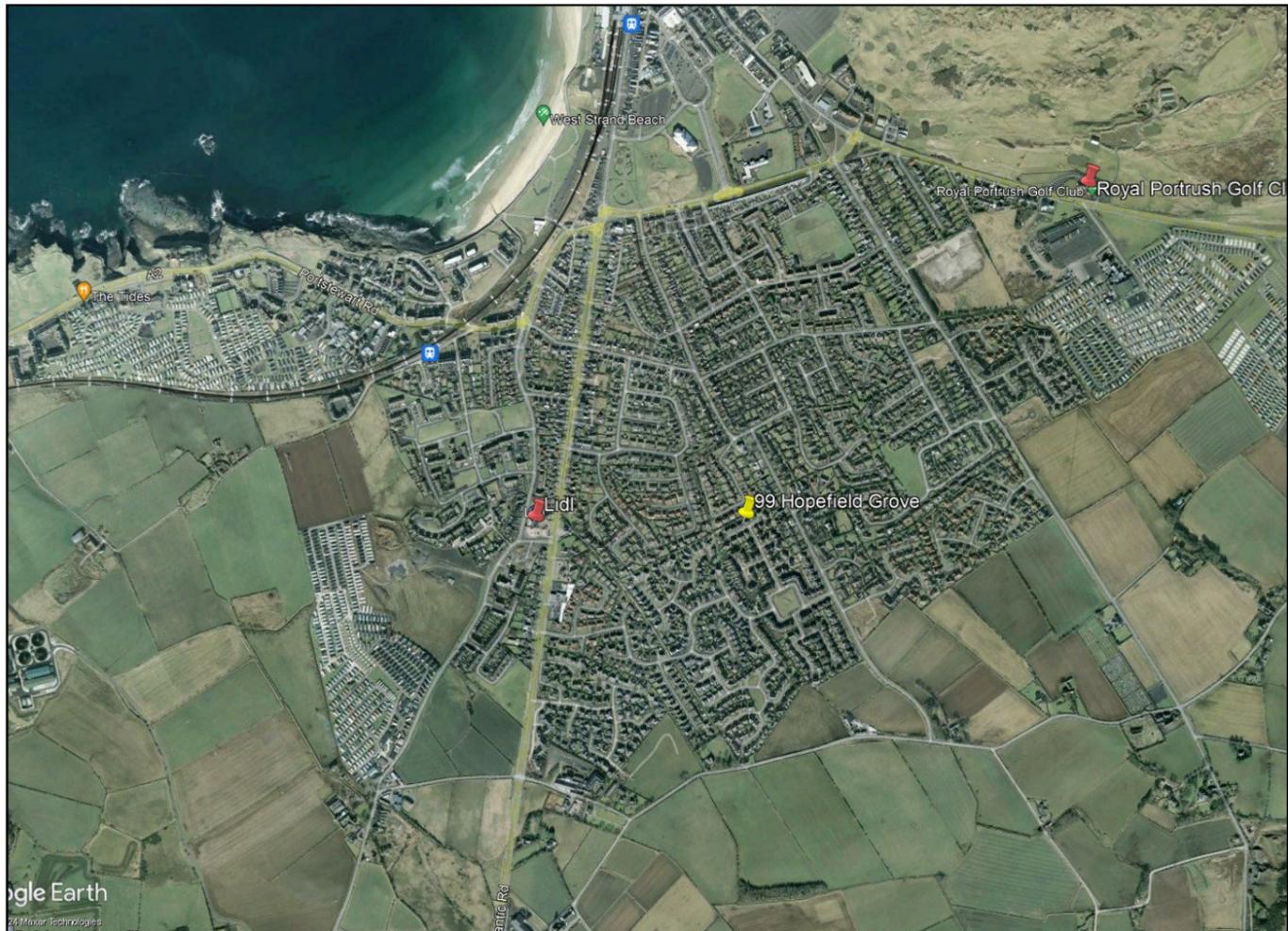




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To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

ARMSTRONG GORDON



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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

99 Hopefield Grove
 BT56 8QH

Offers Over £189,500

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A delightful three bedroom semi-detached house located in the ever popular development of Hopefield Grove. Offering good family accommodation throughout, the property is in good order and offers modern living right through the property. Externally, the property benefits from front and rear garden with rear fully enclosed and good patio area. Located within the beautiful seaside resort of Portrush, this property would appeal to a wide spectrum of potential purchasers and the selling agent highly recommends early internal inspection.

Approaching Portrush from Coleraine on the Atlantic Road, turn right at the Magherabuoy House Hotel onto the Magheraboy Road. Take your first left onto Hopefield Road and first left again into Hopefield Gardens, first right and right again into Hopefield Grove. Proceed to the very top of the Grove, turn left and No 99 will be immediately located on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

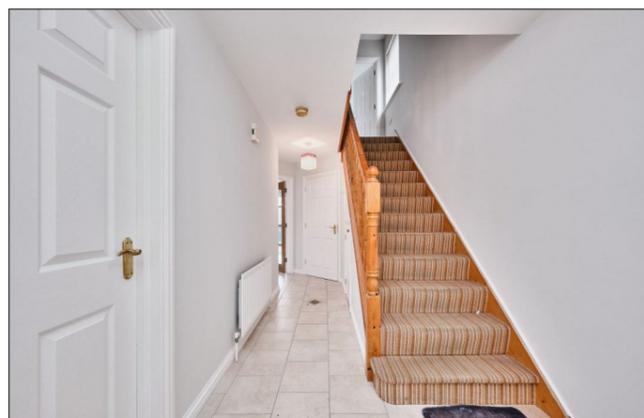
6'9 wide with under stairs storage cupboard and tiled floor.

Separate W.C.:

With wash hand basin, tiled splashback, extractor fan and tiled floor.

Lounge:

With pine surround fireplace with cast iron inset and tiled hearth, laminate wood floor. 15'11 x 12'4 French doors leading to;



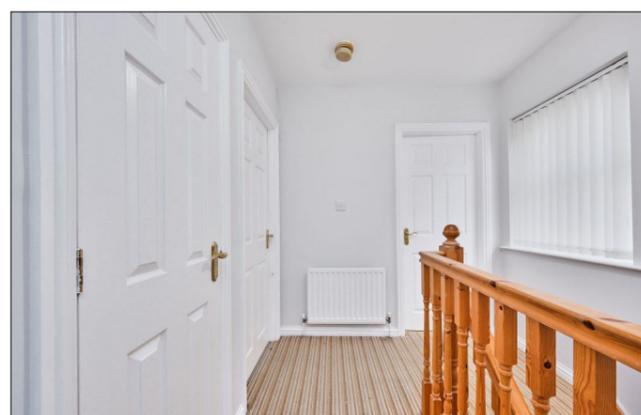
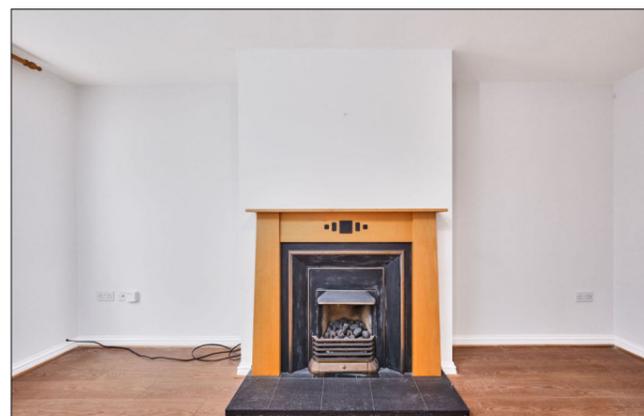
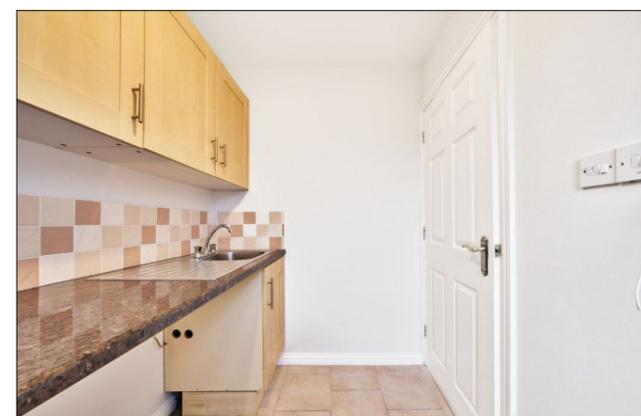
Kitchen / Dining Area:

With single drainer stainless steel sink unit, range of high and low level units with tiling between, integrated gas oven and hob with extractor fan above, space for fridge freezer, plumbed for dishwasher, tiled floor and sliding patio doors leading to rear garden. 13'7 x 11'6



Utility Room:

With single drainer stainless steel sink unit, range of high and low level units with tiling between, plumbed for automatic washing machine, space for tumble dryer, boiler, extractor fan and tiled floor. 7'9 x 5'7



FIRST FLOOR:

Landing:

With hot press and access to roof space.

Bedroom 1:

With laminate wood floor and Velux window. 12'2 x 10'11



Ensuite:

With w.c., wash hand basin with tiled splashback, shaver point with light, fully tiled walk in shower cubicle with electric shower, extractor fan and tiled floor.

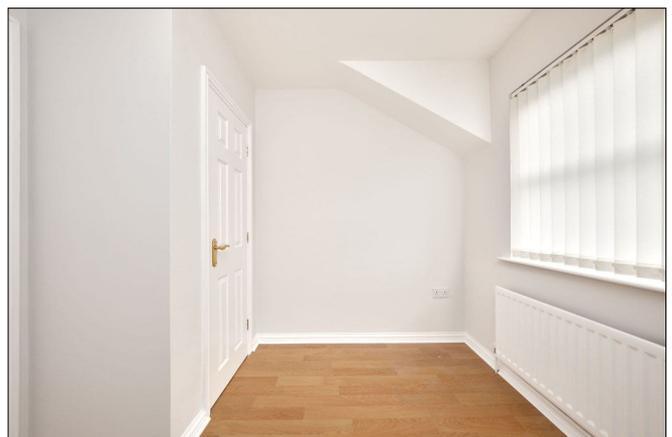


Bedroom 2:

With laminate wood floor. 12'2 x 11'9

Bedroom 3:

With built in wardrobe and laminate wood floor. 12'2 x 11'9



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, tiled above bath, shaver point with light, 'Velux' window, extractor fan and tiled floor.



EXTERIOR FEATURES:

Screened driveway to side of property leading to rear garden. Garden to rear is fully enclosed and laid in lawn with extensive paved patio area. Light to front and rear. Tap to rear. Garden to front is laid in lawn.



SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Good Decorative Order
- ** Situated Within Popular Residential Area

TENURE:

Leasehold

CAPITAL VALUE:

£115,000 (Rates: £1,070.08)

MANAGEMENT COMPANY:

Please note that all purchasers will become a Shareholder in a management company formed to maintain communal areas. Full service charge details are available on request. Current service charge is £110.00 per annum (27.02.2024).

