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**ARMSTRONG GORDON**



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

64 The Promenade Portstewart BT55 7AF  
 T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	65 D
39-54	E		
21-38	F		
1-20	G		

**PORTRUSH**

**57 Primrose Gardens**  
**BT56 8SE**  
**Offers Over £225,000**

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A delightful three bedroom semi-detached house situated in a popular residential environment. In good decorative throughout, internally the property is both bright and spacious and offers well laid out accommodation. Having been constructed in the late 1990's, the property has been finished to a good standard. Located within proximity to a wide range of local amenities and tourist attractions, this delightful property should appeal to a broad spectrum of potential purchasers wishing to acquire a 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 and then left again. No 57 will be situated on your right hand side.

**ACCOMMODATION COMPRISES:**

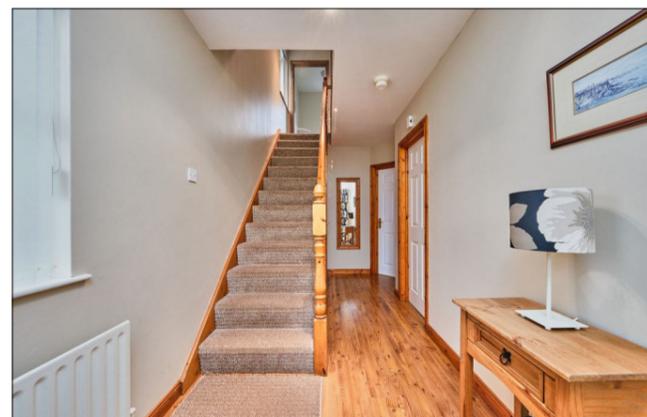
**GROUND FLOOR:**

**Entrance Hall:**

6'2 wide with under stairs storage and laminate wood floor.

**Lounge:**

With pine surround fireplace with cast iron inset and tiled hearth, dimmer control panel and laminate wood floor. 16'0 x 11'7



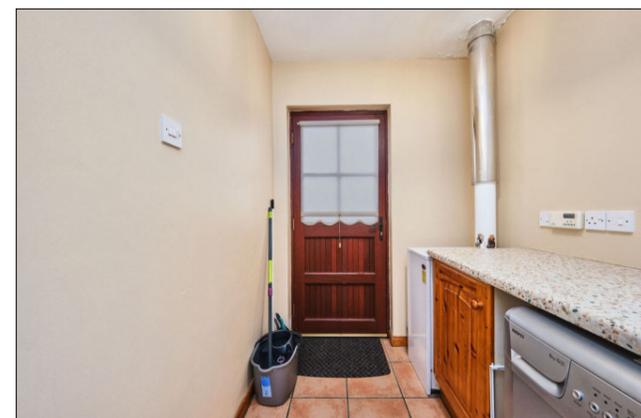
**Kitchen/Dining Area:**

With bowl and half single drainer stainless steel sink unit, high and low level built in solid wood units with tiling between, space for cooker with extractor fan above, plumbed for automatic dishwasher, glass display cabinets and tiled floor. 17'10 x 10'6



**Utility Room: 8'2 x 5'7**

With low level units, plumbed for automatic washing machine, space for fridge, boiler, tiled floor and pedestrian door leading to rear garden.



**FIRST FLOOR:**

**Landing:**

With hot press and access to roof space.

**Bedroom 1:**

11'4 x 10'3

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



**Bedroom 2:**

12'5 x 9'9



**Bedroom 3:**

With built in wardrobe. 11'0 x 7'9



**Bathroom:**

With white suite comprising w.c., wash hand basin with tiled splashback, bath with wood panelled surround and extractor fan.



**EXTERIOR FEATURES:**

Screened driveway to front leading to side and rear. Garden to front is laid in lawn. Light to front and rear. Garden to rear is fenced and screened with paved patio areas and shed.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Space For Garage
- \*\* Very Popular Residential Area
- \*\* Good Decorative Order

**TENURE:**

TBC

**CAPITAL VALUE:**

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

