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**ARMSTRONG
GORDON**



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	30 F	
1-20	G		

PORTRUSH

11 Windsor Place

BT56 8JU

Offers Over £189,500

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A delightful three bedroom semi-detached house with compact accommodation and requiring some modernisation throughout. Externally the property has a fully enclosed rear garden area 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 left at the Metropole roundabout onto Crocknamack Road. Travel past the police station and take your second right into Rodney Street. Take your first left at the top onto Windsor Place and No 11 will be located on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

6'2 wide

Lounge:

With tiled fireplace with tiled inset and hearth. 12'9 x 9'9



Family/Dining Area:

With recessed log burner with granite hearth, shelving and cupboards below. 8'6 x 6'2



Kitchen:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, space for cooker, drawer bank fully tiled walls and pedestrian door leading to side of property. 8'6 x 6'2



FIRST FLOOR:

Landing:

With storage cupboard and access to roof space.

Bedroom 1:

With built in wardrobe. 12'0 x 10'6



Bedroom 2:

With built in wardrobe. 10'6 x 8'8



Bedroom 3:

8'8 x 8'7

Bathroom:

With white suite comprising w.c., wash hand basin with storage below, bath with tiled surround with electric shower over and hot press.

Separate W.C:**EXTERIOR FEATURES:**

Extensive concrete driveway leading to side and front of property. Garden to rear is laid in lawn and fenced in with paved patio area with a selection of shrubbery and trees. Coal house and utility room to rear with plumbing for automatic washing machine, light and power points and boiler. Shed to rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Private Parking To Front
- ** Very Popular Centrally Located Area

TENURE:

TBC

CAPITAL VALUE:

£92,500 (Rates: £906.87 p/a approx.)

