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ARMSTRONG
GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

PORTLUGH

16 Hopefield Grove

BT56 8QJ

Offers Over £229,500

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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 the property sitting on a very generously proportioned site with parking for several cars. 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 Magheraboy 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. Take your first right and No 16 will be located on the corner on your left hand side.

ACCOMMODATION COMPRISES:

Entrance Hall:

6'7 wide with understairs storage.

Separate W.C.:

With wash hand basin, extractor fan and tiled floor.

Lounge: 15'9 x 12'4

With stone surround fireplace, cast iron inset and tiled hearth.

Pane panel French doors leading to:



Kitchen/Dining Area:

With bowl and half single drainer 'Franke' stainless steel sink unit set in granite worktop with upstands, range of high and low level units, integrated ceramic hob and oven, extractor fan, fridge freezer, plumbed for automatic washing machine, tiled floor and sliding PVC patio door to rear garden. 19'6 max x 11'0 max



FIRST FLOOR:

Landing:

With hot press and access to roof space.

Bedroom 1:

12'1 x 12'0

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



Bedroom 2:

12'1 x 10'8



Bedroom 3:

With built in wardrobe. 8'7 x 8'5

**Bathroom:**

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, corner bath, shaver light and point, half tiled walls, extractor fan and tiled floor.

**EXTERIOR FEATURES:**

Extensive tarmac driveway with parking for multiple cars leading to fully enclosed laid in lawn garden to rear with paved patio. Garden to front is laid in lawn. Lights to front and rear. Boiler house and tap to rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Burglar Alarm
- ** Generous Site With Parking For Multiple Cars

CAPITAL VALUE:

£115,000 (Rates: £1176.45 p/a approx.)

TENURE:

Leasehold



