



6 HOPEFIELD AVENUE, PORTRUSH



X 3



X 2



X 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		22	47

OFFERS OVER £275,000

6 HOPEFIELD AVENUE, PORTTRUSH

Located in a prime position close to Portrush town centre and beaches, this traditional 3-bedroom semi-detached home offers excellent accommodation throughout. The property features a bright lounge, separate dining room, kitchen 3 well sized bedrooms and a family bathroom. To the rear, a large south-facing garden provides an ideal outdoor space and benefits from vehicle access via a rear laneway offering convenience and potential for additional off street parking.

FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Large enclosed rear garden with vehicle access.
- Excellent location within the town.
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ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1,176.48

ANNUAL SERVICE CHARGE: £0

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

Philip Tweedie & Company (Portstewart Office)
81 The Promenade
Portstewart
BT55 7AF

T: 028 7083 5444
E: portstewart@philiptweedie.com
W: www.philiptweedie.com

ENTRANCE HALL

5.51 m x 1.82 m (18'1" x 6'0")

Small porch area leading to the hallway; under stairs storage; part wood floor.

LOUNGE

4.39 m x 3.71 m (14'5" x 12'2")

Bay window to the front; gas fire set on a granite hearth with wood surround; wood floor.

KITCHEN

3.53 m x 2.47 m (11'7" x 8'1")

Range of fitted units; laminate work surfaces; granite Belfast sink & drainer; integrated fridge & dishwasher; electric cooker with gas hob & extractor unit over; recessed lighting; tiled floor.

DINING ROOM

3.54 m x 2.53 m (11'7" x 8'4")

Wood floor.

FIRST FLOOR

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LANDING

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Access to the roof space; storage cupboard.

BEDROOM 1

4.38 m x 3.09 m (14'4" x 10'2")

Double bedroom with bay window to the front.

BEDROOM 2

3.56 m x 2.73 m (11'8" x 8'11")

Double bedroom to the rear; built in storage cupboard.

BEDROOM 3

3.09 m x 2.43 m (10'2" x 8'0")

Double bedroom to the front.

BATHROOM

2.35 m x 2.39 m (7'9" x 7'10")

Panel bath; panelled shower cubicle with electric shower; toilet; wash hand basin; shelved hot press; vinyl floor; panelled walls.

EXTERIOR

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GARAGE

4.71 m x 2.72 m (15'5" x 8'11")

Concrete floor.

STORE 1

2.04 m x 1.09 m (6'8" x 3'7")

Oil boiler.

STORE 2

2.34 m x 3.67 m (7'8" x 12'0")

Plumbed for washing machine.

OUTSIDE FEATURES

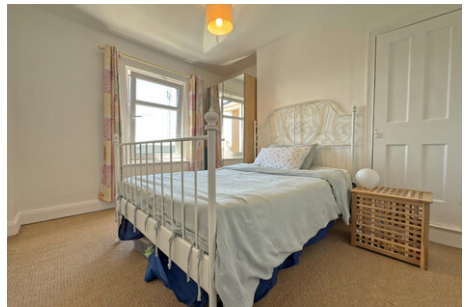
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Gated access to tarmac driveway & parking area; fully enclosed South facing rear garden with separate back lane access; garden in lawn to the front & rear; outside light & tap.



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ
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PHOTOS



PHOTOS

