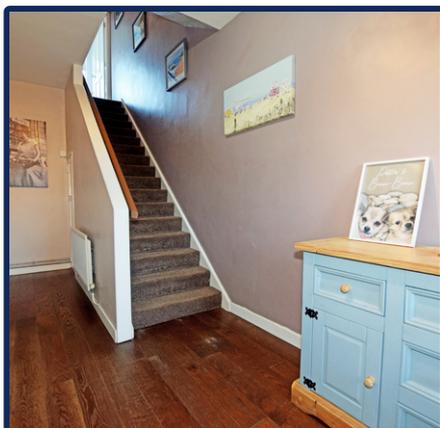
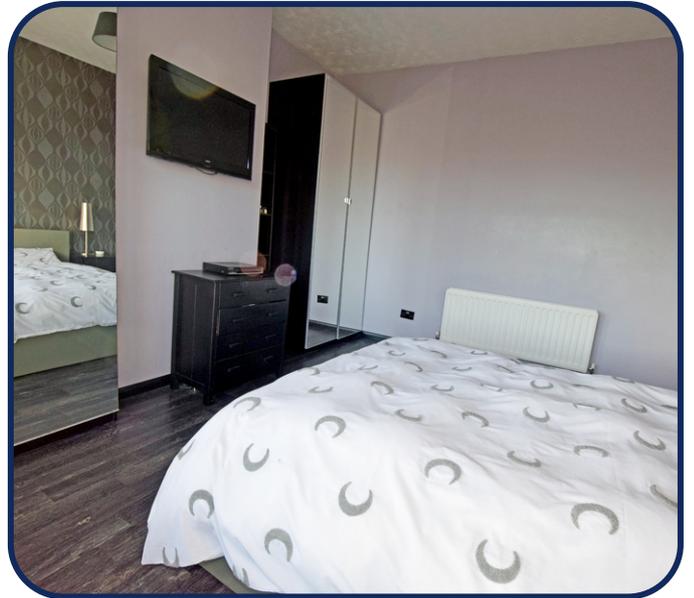
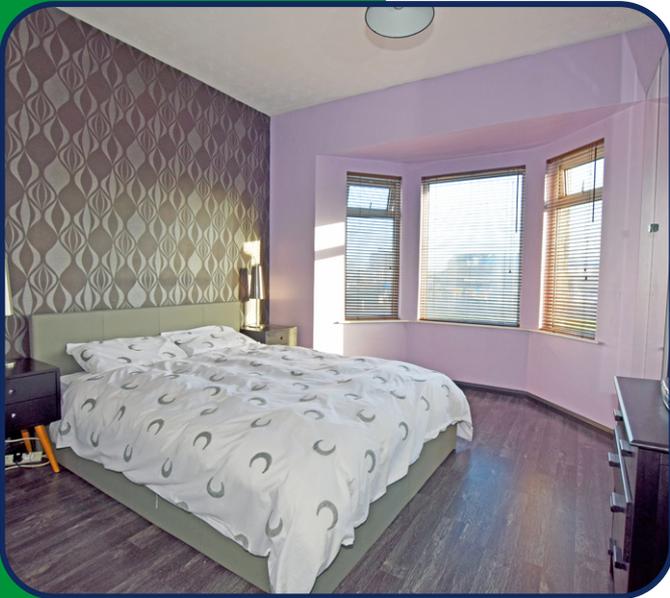
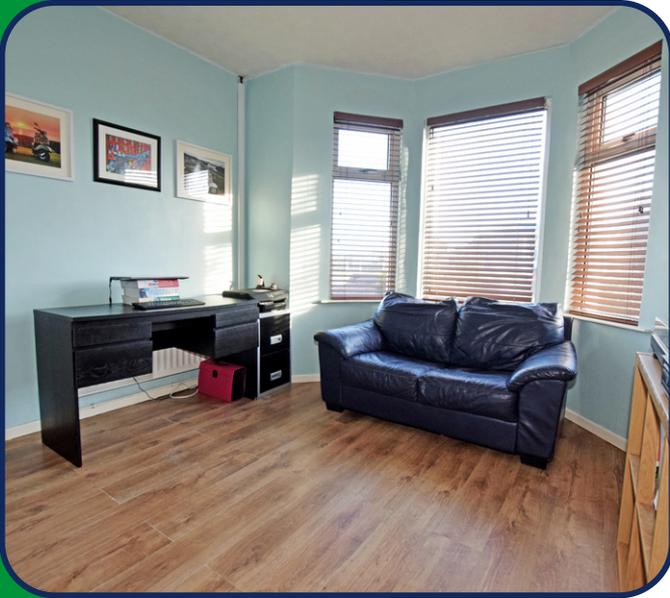


166 Causeway Street, Portrush, BT56 8JE



- Superb mid-terrace house with vehicular access to rear.
- Well laid out accommodation comprising 2 receptions, 3 bedrooms.
- Oil fired central heating & uPVC double glazing.
- Pressurised water system and boiler recently installed.
- Vehicular access and parking to rear of property via shared laneway to side.
- Convenient location within walking distance to West & East Strand beaches, golf course, shops, restaurants, schools & all other local amenities.
- Ideal family home, holiday home or Air B & B.



This excellent two storey, mid-terrace house is situated on a prime location in the seaside town of Portrush. Located within minutes walking distance East & West Strand Beaches, Golf Course and the town centre the property should appeal to a wide range of purchasers be it for a family home, holiday home or Air B & B. Offering well laid out accommodation comprising 2 receptions and 3 bedrooms and given it's convenient location early viewing is highly recommended by the agent.

ACCOMMODATION COMPRISING

Ground Floor - Entrance Hall:

With engineered wood flooring and understairs storage.

Lounge:

With bay window and laminate flooring.

3.81 m x 3.76 m

Family / Dining Room:

With engineered wood flooring, recessed alcoves and granite fireplace with open grate, door through to -:

3.53 m x 3.48 m

Kitchen:

Fitted with range of eye and low level units, stainless steel sink unit, built-in hob with acrylic splash back and upstand, stainless steel extractor fan, worktops, integrated fridge freezer, space for dishwasher, plumbed for washing machine, fully tiled walls and tiled floor.

3.28 m x 2.34 m

First Floor - Landing:

With access to roofspace.

Bedroom 1:

With laminate flooring and bay window with partial views over golf course.

4.44 m x 3.76 m

Bedroom 2:

With laminate flooring.

3.48 m x 2.92 m

Bedroom 3:

With build-in storage.

2.74 m x 2.03 m

Bathroom:

With suite comprising bath with mains shower over and shower screen, wash hand basin, WC, fully tiled walls and tiled floor.

Exterior:

Property approached by pathway with garden to front laid in lawn, dotted with various hedges and shrubs, and enclosed by low level wall. Concrete yard to rear leading on to extensive paved area with shed and double garage / store, fully enclosed by close board fencing and wall. Outside tap. Vehicular access and parking to rear via shared access laneway located to side of terrace block. On-street parking to front of property.

Additional Information:

Tenure: Assumed leasehold (tbc) Estimated Rates: £930.50 pa as per LPS online

Broadband: Openreach & Fibrus (see Ofcom checker for more details)

Mobile Phone coverage as per Ofcom checker: EE, Three, O2 & Vodafone



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

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Bensons
 9 Dunmore Street, Coleraine
 Tel. 028 703043677/21133
www.bensonsni.com

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.