



FLETCHER TORRENS

Property Sales and Lettings

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68 Magheraboy Avenue, Portrush, BT56 8GW

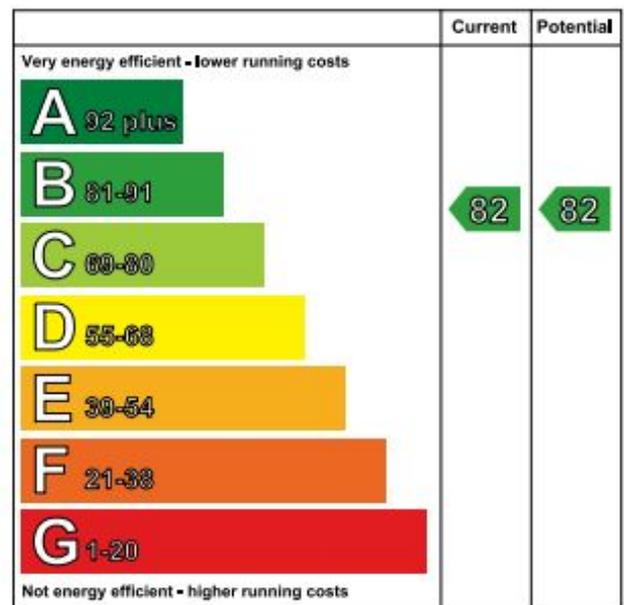
- Semi-Detached Property
- Oil Fired Central Heating
- Detached Garage
- 3 Bedrooms
- uPVC Double Glazing
- Ideal Family/Holiday Home

OFFERS OVER £184,950

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Enclosed Rear Garden
- Well Presented Throughout
- Sea Views from Master Bedroom
- Master Bedroom En-Suite
- Off Street Parking
- Close to Local Amenities
- Management Fees Approx £96.00 per annum
- Rates Approx £1180 per annum



This attractive 3 bedroom semi-detached property is situated in the popular Magheraboy Avenue area on the outskirts of the popular seaside town of Portrush.

The property is immaculately presented throughout and offers bright and spacious living accommodation, ideal for modern family living. The property benefits from master bedroom en-suite, oil fired central heating, uPVC double glazing, off street parking and detached garage.

The property is ideally located for those looking for close proximity to Portrush town centre and is within easy access to the local schools, beaches, restaurants, shops and transport links.

This is a perfect opportunity for a purchaser seeking a modern family/holiday home and we at Fletcher Torrens recommend an early internal viewing to appreciate everything this delightful property has to offer.



ACCOMMODATION

HALLWAY

Tiled flooring, alarm panel, recess lighting, wooden blinds.

SEPARATE WC

Tiled flooring, WC, pedestal wash hand basin, mirror, extractor fan, wooden blinds.

LIVING ROOM (18'3" x 15'0")(5.56m x 4.57m)

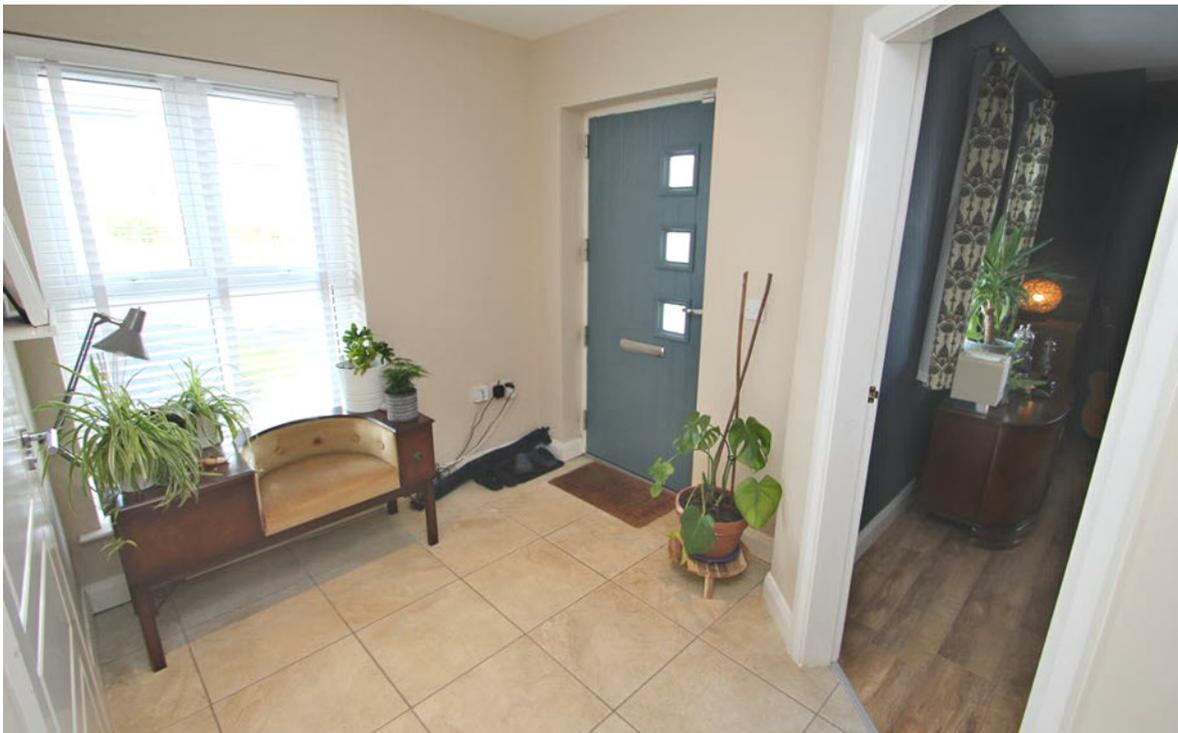
Laminate flooring, recessed multi-burner with slate hearth, power points, TV point, telephone point, storage cupboard, thermostat, wooden blinds.

KITCHEN (16'3" x 15'9")(4.96m x 4.80m)

Tiled flooring, eye and low level units, under counter sink, granite worktops, tiled splashback, integrated oven and hob, integrated dishwasher, integrated fridge/freezer, power points, under pelmet lighting, patio doors leading to rear.

UTILITY ROOM

Tiled flooring, low level units, stainless steel sink unit, granite worktop, tiled splashback, plumbed for washing machine, space for dryer, extractor, wooden blinds.











FIRST FLOOR

LANDING

Carpet, hotpress with shelving, recess lighting, power points, access to attic.

BATHROOM (8'11" x 7'6")(2.71m x 2.29m)

Tiled flooring, WC, pedestal wash hand basin, corner shower unit tiled to ceiling, panelled bath with splashback, chrome towel radiator, mirror, extractor fan, blinds.

MASTER BEDROOM (11' 3" x 13' 5")(3.42m x 4.09m)

Carpet, power points, TV point.

MASTER BEDROOM EN-SUITE

Tiled flooring, WC, pedestal wash hand basin, shower cubicle tiled to ceiling, chrome towel radiator, mirror, extractor fan, blinds.

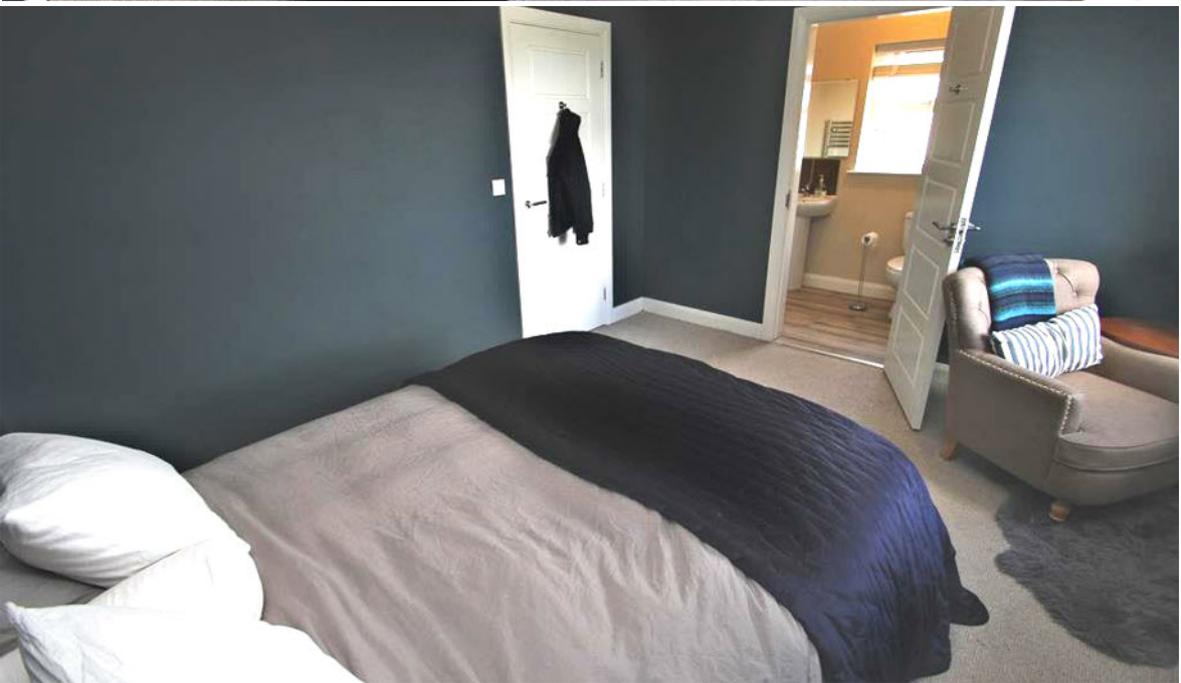
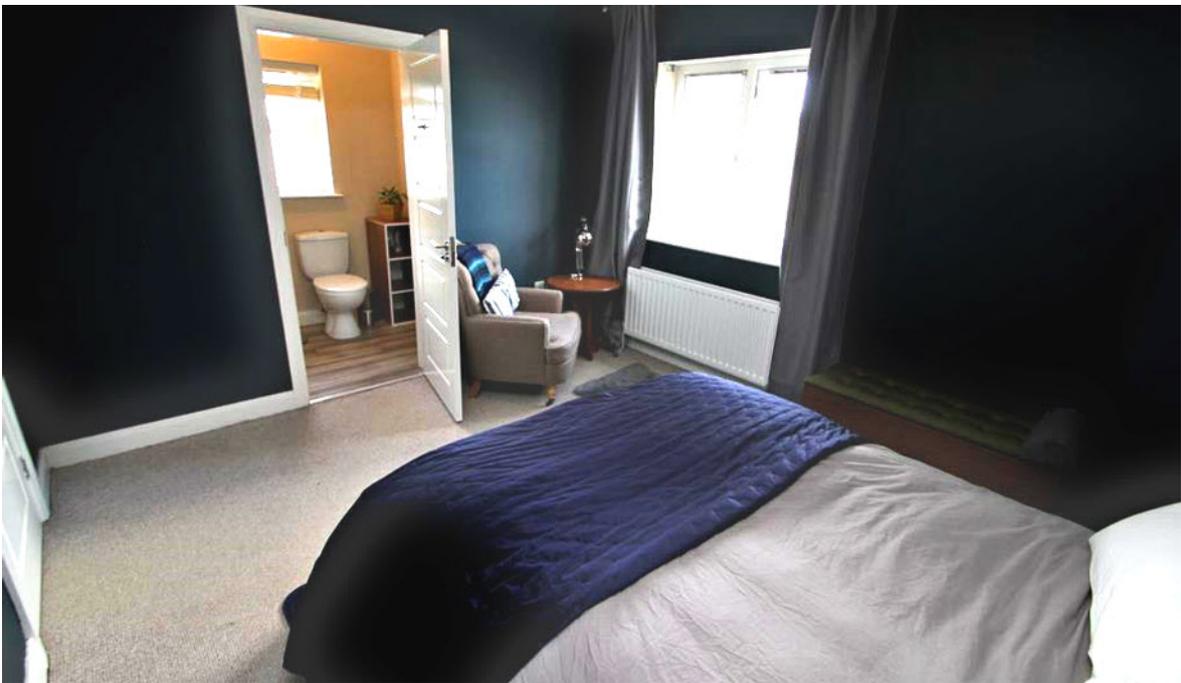
BEDROOM 2 (11'10" x 11'7")(3.60m x 3.53m)

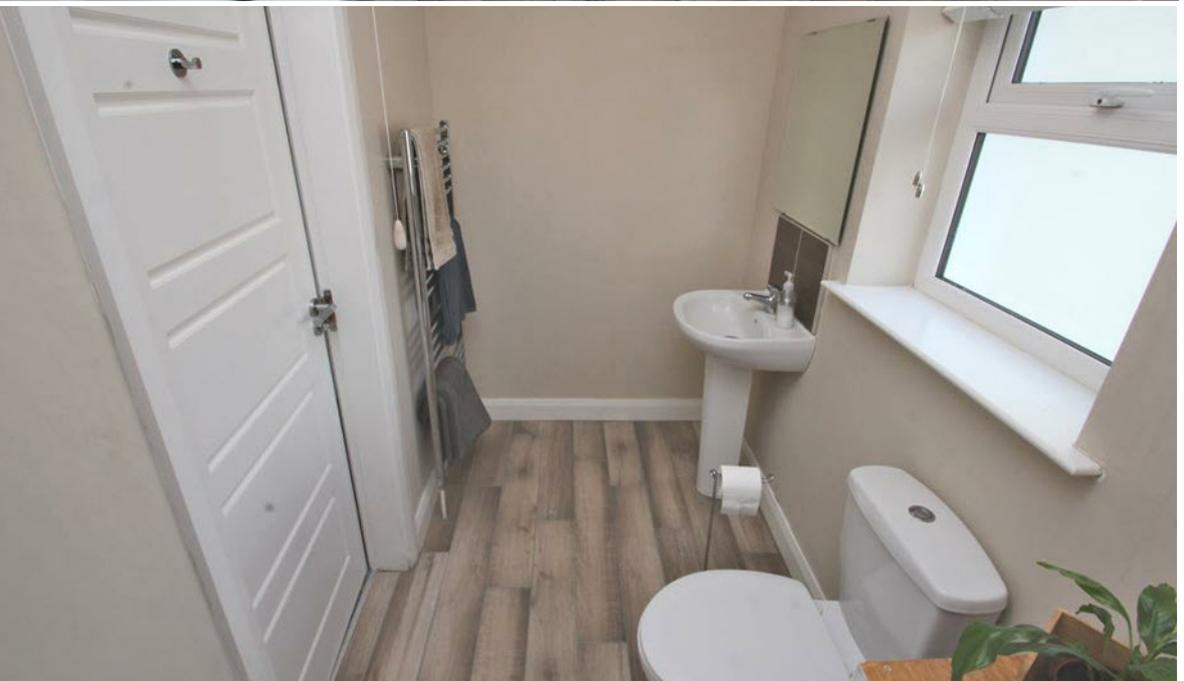
Carpet, power points, thermostat, wooden blinds.

BEDROOM 3 (8'11" x 11'9")(2.73m x 3.57m)

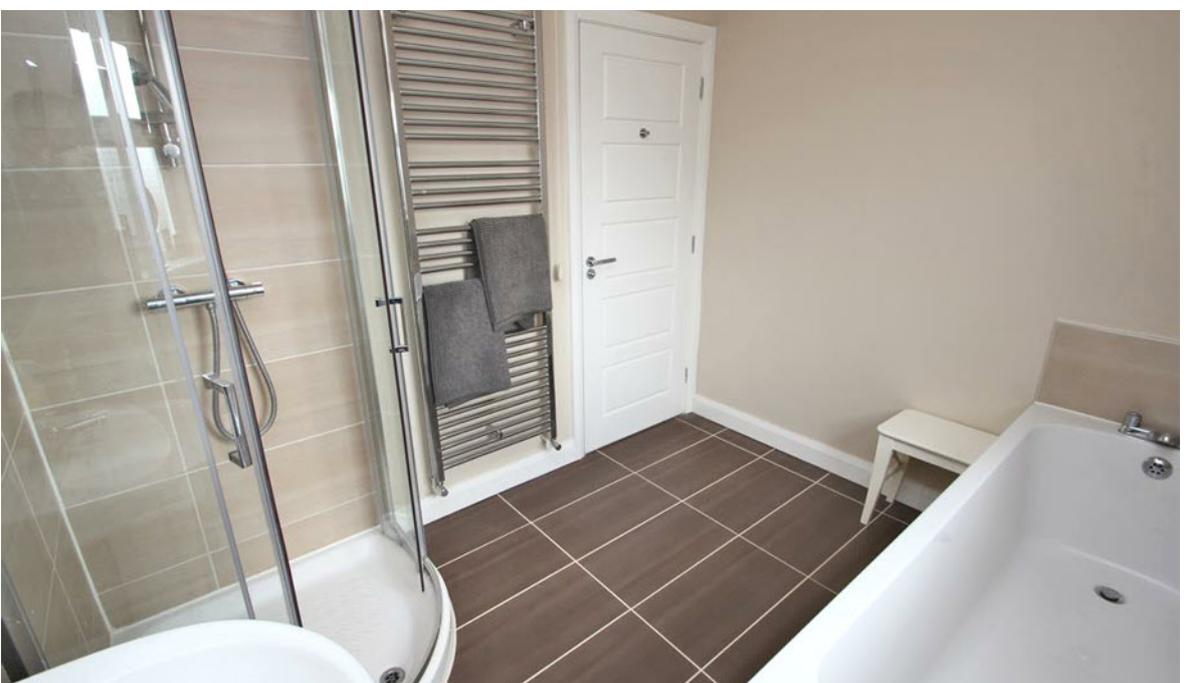
Carpet, power points, wooden blinds.











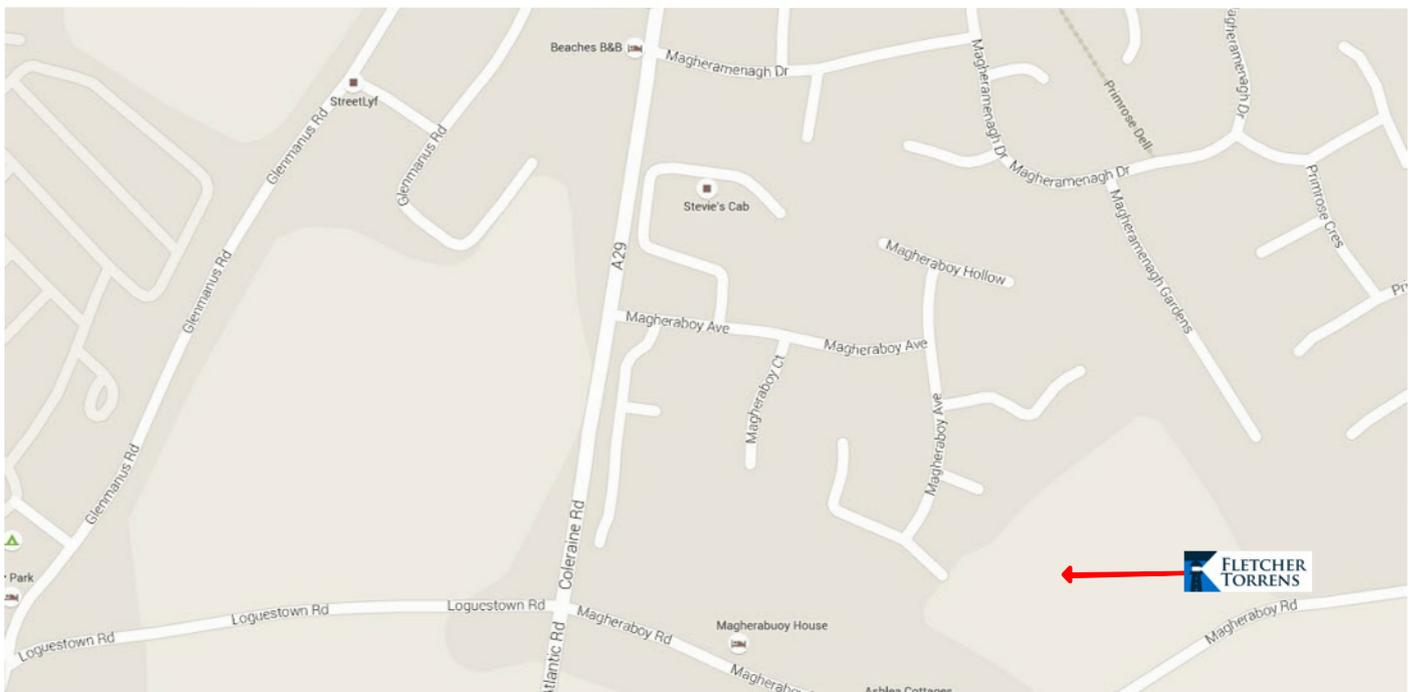
EXTERIOR

Paved patio, enclosed garden laid in lawn, oil tank.

DETACHED GARAGE (20' 2" x 16' 1") (6.15m x 4.90m)

Roller door, window, side door entrance, boiler, power points, outside light.





DIRECTIONS

Entering Portrush on the Coleraine Road, turn right onto Magheraboy Avenue, at end of the road turn right staying on Magheraboy Avenue, and the end of the road turn left and No. 68 is situated on the right hand side.

PLACING AN OFFER

When placing an offer we will require the following information:

- Name and Address of all Purchasers
- Contact Number
- Email Address
- Details of Property to Sell
- If you are Cash/Subject to Mortgage

PROOF OF FUNDS

Due to the Money Laundering Regulations 2017 (MLR2017) we are required by law to have the following on file for all purchasers:

1. **Purchaser's ID**
 - A copy of each individual purchasers' photographic ID, e.g. passport or driving licence.
2. **Proof of Funds**
 - A decision in principle for mortgage OR a letter from a financial advisor/ accountant/ solicitor stating there is sufficient funds OR copy of a bank statement.
3. **Proof of Current Address**
 - Copy of a utility bill, e.g. telephone or rates

Lettings Department

Fletcher Torrens have an experienced and professional lettings department who offer a comprehensive letting service.

For further details please contact our office.

Tel: 028 7082 4999

E: lettings@fletchertorrens.com



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OFFICE OPENING HOURS

Monday	09:00 - 17:00
Tuesday	09:00 - 17:00
Wednesday	09:00 - 17:00
Thursday	09:00 - 17:00
Friday	09:00 - 17:00
Saturday	10:00 - 14:00

Mortgage Advice

If you are moving house or investing in property, we can put you in touch with a professional mortgage advisor. This is a free, no obligation service, so why not contact Mark Shields to see what he has to offer.

Tel: 028 9023 4433

Mob: 077 9977 1861

E: mark@shieldsfinance.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fletcher Torrens has the authority to make or give any representation or warranty in respect of the property.

