



FLETCHER TORRENS

Property Sales and Lettings

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5 Beattie's Terrace, Portrush, BT56 8AG

- Mid-Terrace Cottage
- Oil Fired Central Heating
- Parking Bay
- 2 Bedrooms
- uPVC Double Glazing
- Ideal Starter/Holiday Home

OFFERS OVER £129,950

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Well Presented Throughout
- Recently Renovated
- Courtyard Setting
- External Store
- Close to Local Amenities
- Rates Approx £458.00 per annum

	Current	Potential
Very energy efficient • lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	55	59
E 39-54		
F 21-38		
G 1-20		
Not energy efficient • higher running costs		

We are delighted to offer for sale this 2 bed mid-terrace property situated in a quiet courtyard setting off Causeway Street in Portrush.

The property has recently been renovated and is well presented throughout offering bright and airy living accommodation. The property also benefits from oil fired central heating, multi-fuel burner, uPVC double glazing and off street parking.

It is only 100m from the East Strand beach and a two minute walk to the town centre. The bus and rail transport links are close by, and the Royal Portrush Golf Club is only a five minute walk away. It is also within an easy commute to the many other tourist attractions the fabulous North Coast has to offer.

We would recommend an early internal inspection to fully appreciate this excellent property.



ACCOMMODATION

KITCHEN/LIVING (17'8" x 17'0") (5.38m x 5.18m)

Vinyl flooring, eye and low level units, 1.5 stainless steel sink, integrated oven and hob, integrated washing machine, multi-fuel burning stove, power points, TV point, telephone point.





FIRST FLOOR

LANDING

Carpet, hotpress, 'Velux' window.

BEDROOM 1 (17'2" x 7'5")(5.22m x 2.26m)

Carpet, power points, 'Velux' window.

BATHROOM (6'11" x 3'0") (2.12m x 0.92m)

Vinyl flooring, WC, wash hand basin with splashback, fully tiled shower cubicle, mirror with light, spotlights.

BEDROOM 2 (14'2" x 7'9")(4.33m x 2.36m)

Carpet, power points.





EXTERIOR

Oil tank and boiler, dedicated parking bay, storage unit.





DIRECTIONS

Entering Portrush from the Bushmills Road roundabout, travel straight ahead onto Causeway Street. Beattie's Terrace is located approx. 400m ahead on the left hand side, through a square-shaped entrance, immediately opposite one of the entrances to the East Strand beach.

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

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.

