



FLETCHER TORRENS

Property Sales and Lettings

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49 Hopefield Grange, Portrush, BT56 8QD

- Detached House
- Oil Fired Central Heating
- Integral Garage
- 4 Bedrooms/2 Receptions
- uPVC Double Glazing
- Ideal Family/Holiday Home

OFFERS OVER £199,950

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Enclosed Rear Garden
- Well Presented Throughout
- Master Bedroom En-Suite
- Versatile Property
- Close to Local Amenities
- Rates Approx £ 1777.78 per annum
- Management fees Approx £100 per annum

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	59	64
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

We are delighted to offer for sale this well presented, detached property, in the popular residential area of Hopefield Grange in Portrush.

This home offers modern family living with bright and spacious living accommodation throughout including 4 bedrooms, 2 receptions, separate office and master bedroom en-suite.

The property also benefits from oil fired central heating, double glazing and integral garage.

This is an excellent opportunity to purchase a family home which is within a short distance to all the local amenities including schools, shops, beaches and transport links.



ACCOMMODATION

ENTRANCE HALLWAY

Tiled flooring, understair storage, carpet on stairs, power points.

LIVING ROOM (4.97m x 4.13)(16'4" x 13'7")

Laminate flooring, gas fireplace with tiled hearth, cast iron insert and wooden surround, power points, BT point, TV point, blinds.

FAMILY ROOM (2.98m x 4.12m)(9'9" x 13'6")

Laminate flooring, power points, blinds.

KITCHEN/DINING (6.48m x 4.23m)(21'3" x 13'11")

Tiled flooring, eye and low level units, tiled to base of eye level units, single ceramic sink unit, integrated oven and hob, integrated dishwasher, stainless steel extractor, patio doors leading to rear garden, blinds.

UTILITY ROOM (3.44m x 2.08m)(11'3" x 6'10")

Tiled flooring, eye and low level units, stainless steel sink unit, tiled splashback, plumbed for washing machine and dryer. Access to garage.

DOWNSTAIRS WC

Tiled flooring, WC, pedestal basin, tiled splashback.











FIRST FLOOR

OFFICE (2.61m x 2.22m)(8'7" x 7'3")

Laminate flooring, built-in desk with drawers, built-in shelving, power points, BT point, blinds.

BEDROOM 1 (5.00m x 4.12m)(16'5" x 13'6")

Laminate flooring, built-in wardrobes, power points, TV point, blinds.

BATHROOM (2.98m x 2.70m)(9'9" x 8'10")

Laminate flooring, WC, pedestal basin, corner shower tiled to ceiling, panel bath, walls half-tiled, extractor.

BEDROOM 2 (3.87m x 2.49m)(12'8" x 9'9")

Laminate flooring, power points, built-in wardrobes, blinds.

BEDROOM 3 (2.97m x 2.49m)(9'9" x 8'2")

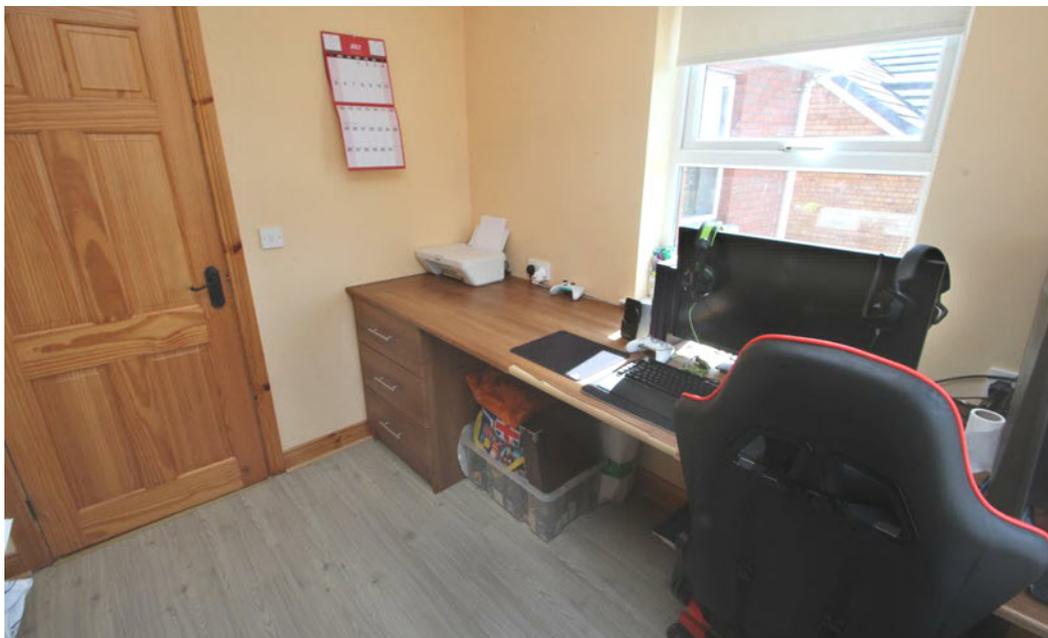
Laminate flooring, power points, blinds.

MASTER BEDROOM (3.45m x 5.81m)(11'4" x 19'1")

Laminate flooring, power points, TV point, BT point, thermostat, blinds, walk-in wardrobe with shelving.

MASTER BEDROOM EN-SUITE

Vinyl flooring, WC, pedestal basin, corner shower tiled to ceiling, walls half tiled.



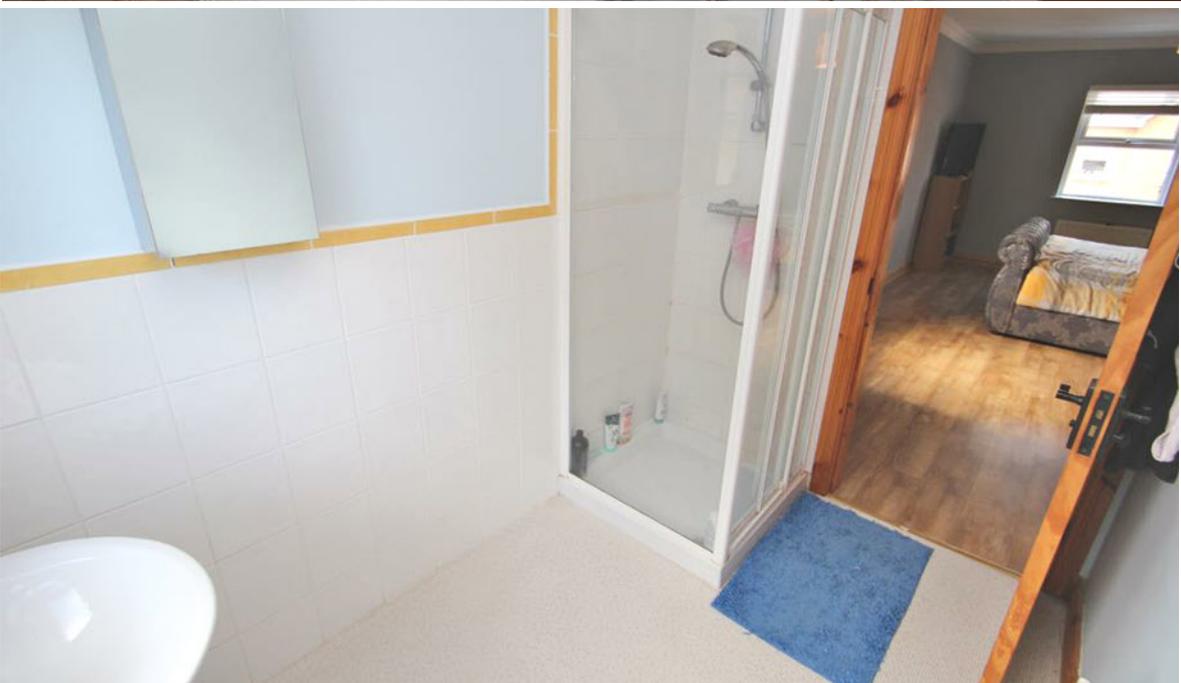












EXTERIOR

GARAGE (6.03m x 3.45m)(19'9" x 11'4")

Roller door, window, strip lighting, boiler.

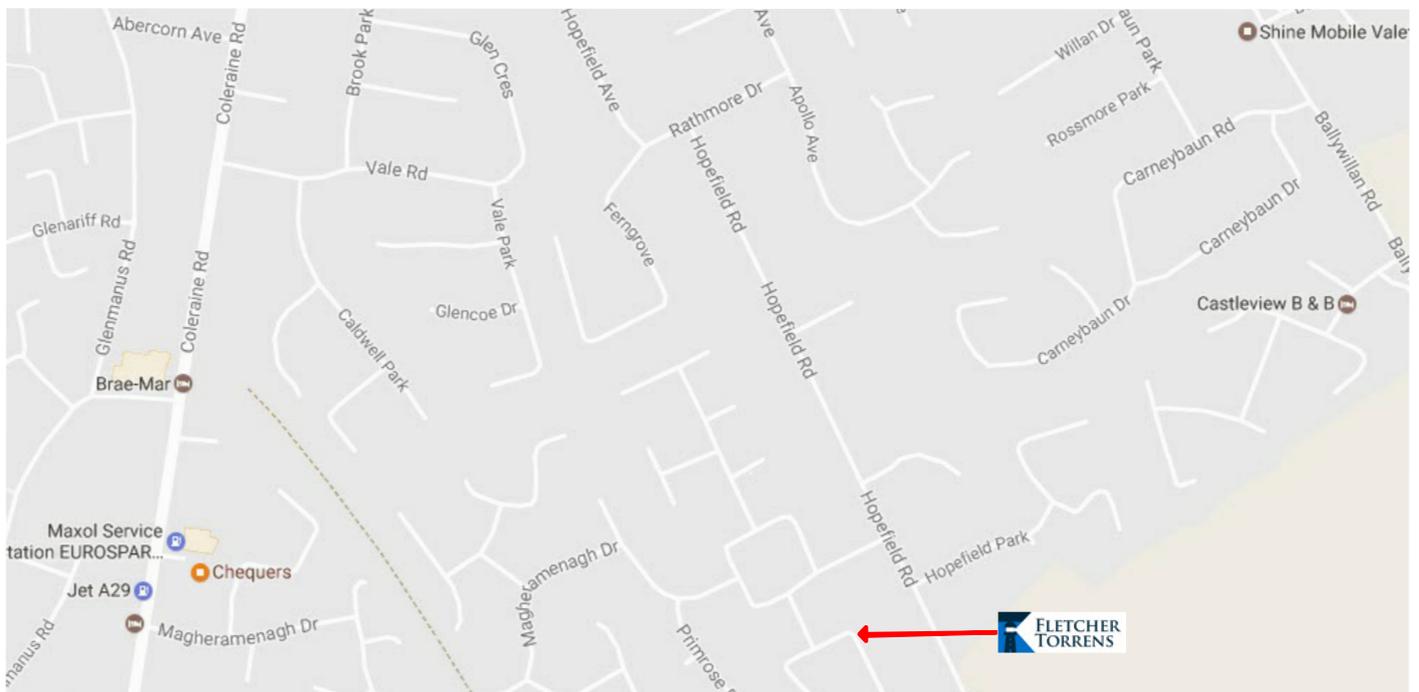
REAR GARDEN

Laid in paving stones, wooden fencing, raised flower bed.

FRONT GARDEN

Tarmac driveway, laid in lawn.





DIRECTIONS

Leaving Portrush on the Coleraine Road, turn left onto Glenvale Avenue, at T-junction turn right onto Hopefield Avenue. At T-junction turn left onto Rathmore Drive and immediate right onto Hopefield Road, turn right onto Hopefield Gardens, turn left still on Hopefield Gardens, at T-junction turn left onto Hopefield Grange and No 49 is 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

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.

