



# FLETCHER TORRENS

Property Sales and Lettings

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## 70 Parker Avenue, Portrush, BT56 8JZ

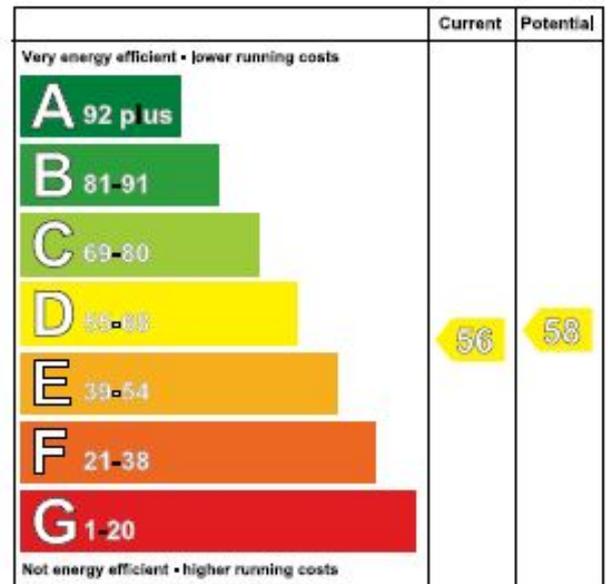
- End-Terrace Property
- Oil Fired Central Heating
- Enclosed Rear Garden
- 2 Bedrooms
- uPVC Double Glazing
- Ideal Family/Holiday Home

**OFFERS OVER £132,950**

**HERE 7 DAYS A WEEK FOR YOU**

## ADDITIONAL KEY FEATURES

- Enclosed Rear Garden
- Well Presented Throughout
- Close to Local Amenities
- Rates Approx £592 per annum



This is an ideal opportunity for a purchaser seeking a family/holiday home located in the popular residential area of Parker Avenue, and only a 5 minute walk from Portrush town centre.

Immaculately presented throughout the property benefits from 2 bedrooms, oil fired central heating, uPVC double glazing and two external stores There is also a delightful west facing rear garden laid to stone, ideal for relaxing during sunny evenings.

The property is ideally located for those looking for peace and tranquility, and is within easy access to Portrush, Coleraine and all the local attractions the North Coast has to offer.

We at Fletcher Torrens recommend an early internal viewing to appreciate everything this property has to offer.



## **ACCOMMODATION**

### **HALLWAY**

Carpet, thermostat, telephone point.

### **LIVING ROOM (10'4" x 10'5")(3.16m x 3.17m)**

Carpet, fireplace with polished stone hearth and surround, power points, TV point.

### **KITCHEN (12'0" x 8'6")(3.65m x 2.59m)**

Tiled flooring, eye and low level units, stainless steel sink unit, integrated oven and hob, stainless steel extractor, plumbed for washing machine, larder cupboards, hotpress, heating controls, power points.

### **UTILITY ROOM (10'5" x 3'0")(3.17m x 0.92m)**

Tiled flooring, space for dryer, power points, electric meter.







## **FIRST FLOOR**

### **LANDING**

Carpet, access to attic.

### **BATHROOM (6'1" x 5'2" )(1.86m x 1.58m)**

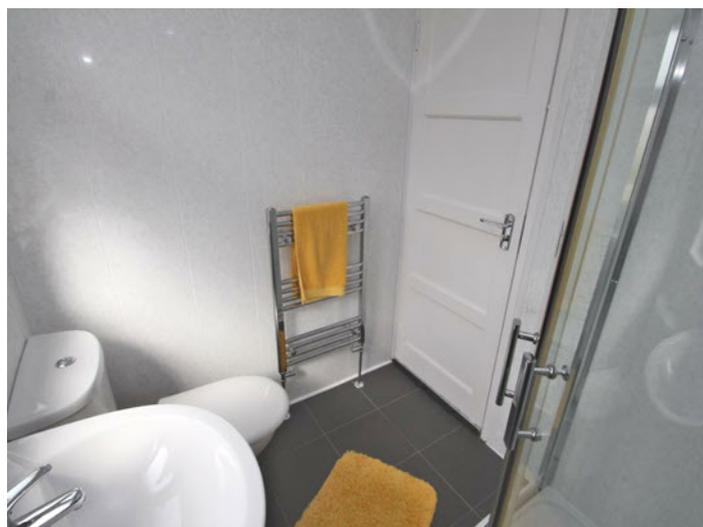
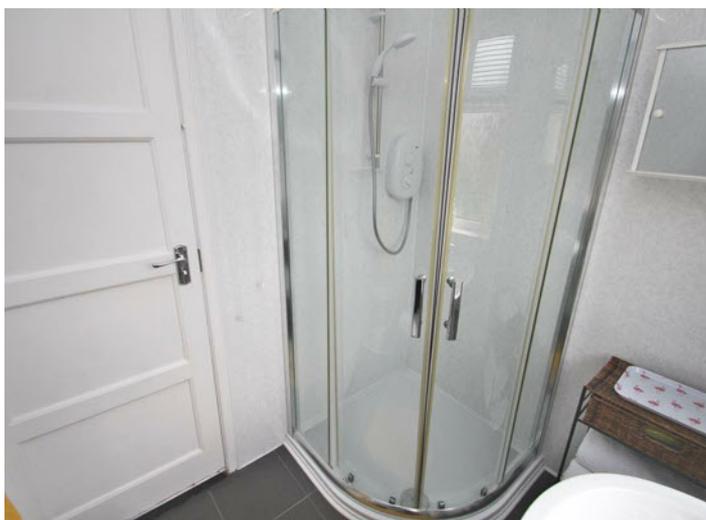
Tiled flooring, WC, pedestal wash hand basin, corner shower cubicle with PVC cladding and electric shower, chrome towel radiator, blinds.

### **BEDROOM 1 (10'6" x 8'6" )(3.21m x 2.60m)**

Carpet, power points, blind.

### **BEDROOM 2 (13'9" x 10'6" )(4.18m x 3.19m)**

Carpet, built-in wardrobe, power points, blind.







## EXTERIOR

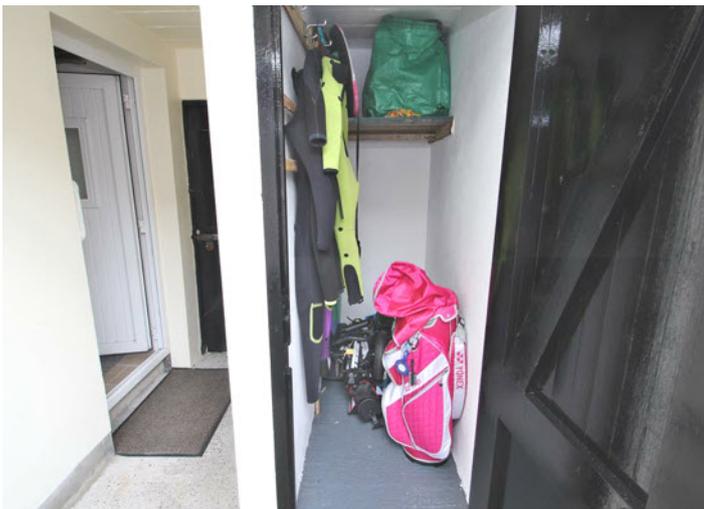
### REAR

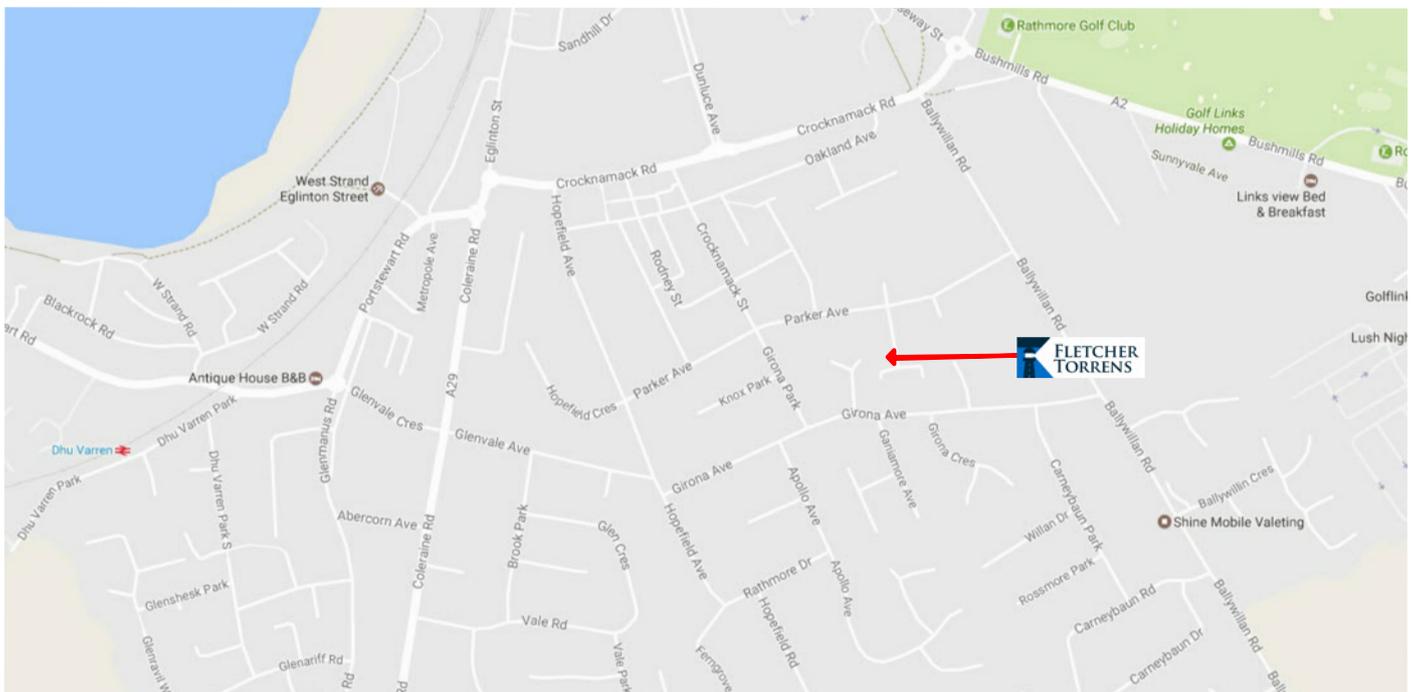
Enclosed with fencing, area laid in stone, tarmac patio, boiler, oil tank.

### STORE 1 (5'1" x 2'6")(1.54m x 0.77m)

Shelving, track rail for wetsuits.

### STORE 2 (6' 0" x 8' 2")(1.82m x 2.5m)





### **DIRECTIONS**

Entering Portrush on the A2 Bushmills Road, take the first exit onto Crocknamack Road, turn left onto Ballywillan Road, take the first right onto Parker Avenue, take second left on Parker Avenue (leading to Captain Shutt Gardens) and No. 70 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

### **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](mailto: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](mailto: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.**

