



FLETCHER TORRENS

Property Sales and Lettings

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3 Skerrybeg Avenue, Portrush BT56 8JT

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

OFFERS OVER £144,950

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Off Street Parking
- Close to Local Amenities
- Popular Residential Location
- Rates Approx £600 per annum

16/04/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

This excellent mid-terraced property is situated in the popular residential area of Skerrybeg Avenue, in the beautiful seaside resort of Portrush.

The property benefits from having oil fired central heating, uPVC double glazing, enclosed rear garden and off street parking. The interior offers bright and spacious accommodation and, whilst requiring some sympathetic updating, will allow the purchaser to put their own stamp on what could be a beautiful family/holiday home.

The property is close to all local amenities including beaches, shops, first class restaurants, schools, championship golf courses and transport links.

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



ACCOMMODATION

HALLWAY

Tiled flooring, power point, telephone point, understair storage.

LIVING ROOM (12'10" x 10'8")(3.90m x 3.26m)

Wooden flooring, power points, TV point.

KITCHEN (12'10" x 10'2")(3.92m x 3.09m)

Tiled flooring, eye and low level units, single stainless steel sink unit, integrated oven & hob, fireplace with back boiler, tiled hearth and insert, power points.

BATHROOM (6'8" x 5'6")(2.04m x 1.67m)

Tiled flooring, WC, pedestal wash hand basin, panel bath with overhead shower, walls fully tiled around bath.





FIRST FLOOR

LANDING

Carpet, power point, access to attic, blinds.

BEDROOM 1 (10'10" x 6'8")(3.30m x 2.03m)

Carpet, power points.

BEDROOM 2 (12'11" x 9'8")(3.94m x 2.94m)

Carpet, power points, built-in wardrobe.

BEDROOM 3 (13'0" x 9'5")(3.96m x 2.87m)

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





EXTERIOR

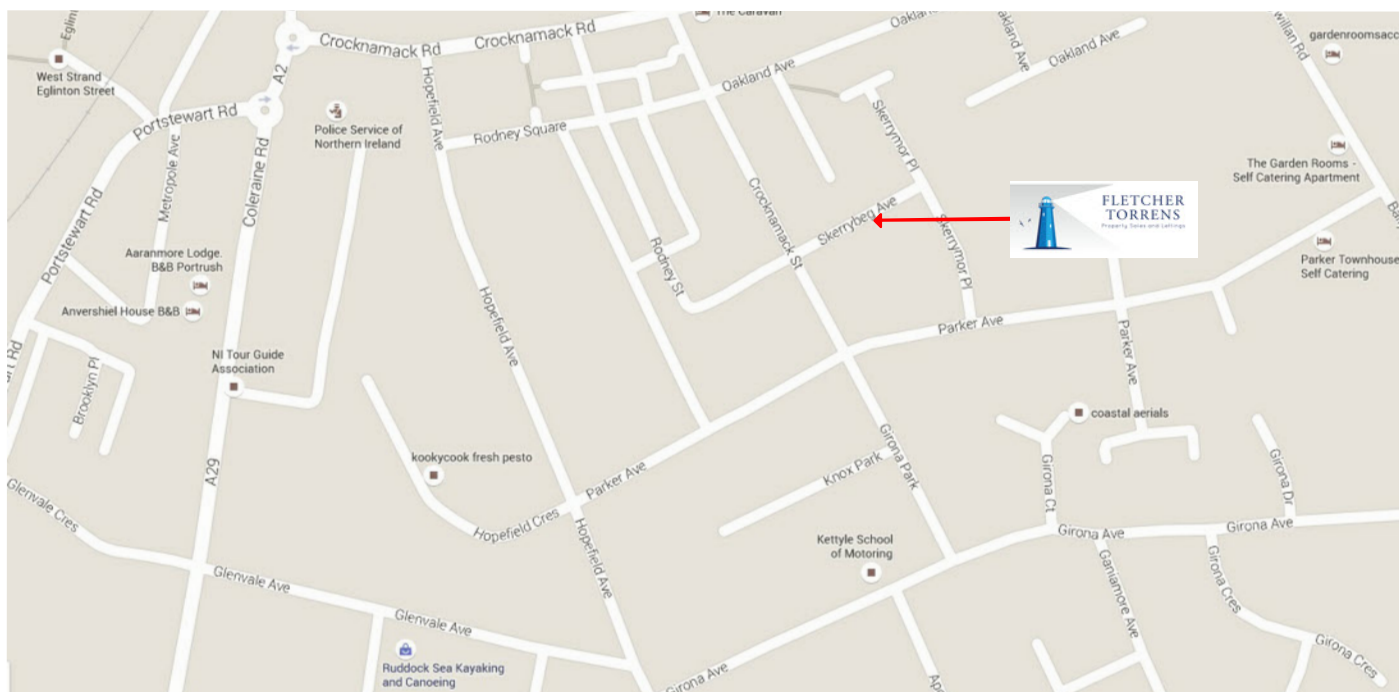
FRONT

Driveway for 2 cars.

REAR

Boiler house, paved area, raised lawn area, surrounded with wall.





DIRECTIONS

Leaving Portlough via Dunluce Avenue, at the roundabout take 2nd exit onto A2/Crocknamack Road, take 1st left onto Crocknamack Street, 2nd left onto Skerrybeg Avenue and No. 3 is located on the left 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



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.

