

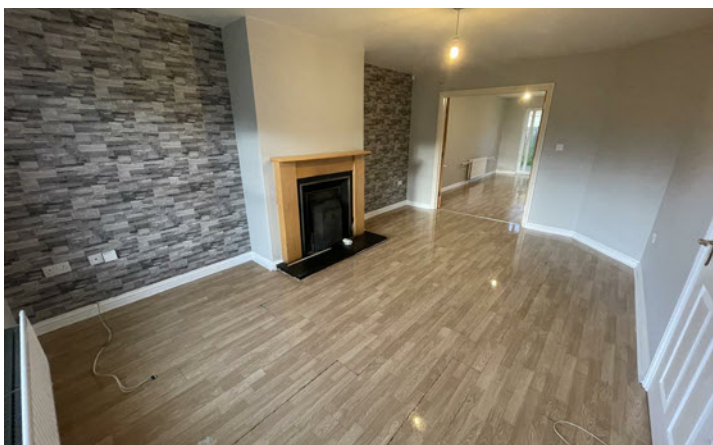


# FLETCHER TORRENS

Property Sales and Lettings

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## 42 Hopefield Grove, Portrush BT56 8QJ

- Detached Property
- Oil Fired Central Heating
- Close to Local Amenities
- 4 Bedrooms
- uPVC Double Glazing
- Ideal Family/Holiday Home

**OFFERS OVER £218,000**

**HERE 7 DAYS A WEEK FOR YOU**

ADDITIONAL KEY FEATURES

- Enclosed Rear Garden
- Master Bedroom En-Suite
- Well Presented Throughout
- Close to Local Amenities
- Off Street Parking
- Rates Approx £1200 per annum
- Management Fees £100 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61   D	65   D
39-54	E		
21-38	F		
1-20	G		

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

This home offers modern family living with bright and spacious living accommodation throughout including living room, open plan kitchen/dining, 4 bedrooms (master en-suite), and enclosed rear garden.

The property also benefits from oil fired central heating, uPVC double glazing and off street parking.

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.

The property is also within easy access to all the local attractions the beautiful North Coast has to offer making it an ideal family/holiday home and will appeal to a wide range of purchasers.





## **ACCOMMODATION**

### **HALLWAY**

Laminate flooring, understair storage, power points, telephone point, blinds.

### **SEPARATE WC**

Tiled flooring, WC, corner wash hand basin with tiled splashback, extractor, blind.

### **LIVING ROOM (17'4" x 11'7")(5.28m x 3.52m)**

Laminate flooring, fireplace with tiled hearth, cast iron insert and wooden surround, power points, TV point, 'French' doors leading to kitchen/dining.

### **KITCHEN/DINING (19'2" x 18'8")(5.83m x 5.70m) L-shaped**

Part tiled part laminate flooring, eye and low level units, tiled splashback to base of eye level units, stainless steel sink unit, integrated oven & hob, space for dishwasher, integrated fridge/freezer, extractor, power points, sliding patio door leading to rear.

### **UTILITY ROOM (5'11" x 6'10")(1.80m x 2.08m)**

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













## **FIRST FLOOR**

### **LANDING**

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

### **BEDROOM 1 (11'7" x 8'11")(3.53m x 2.72m)**

Carpet, power points, built-in wardrobe.

### **MASTER BEDROOM (15'11" x 9'9")(4.85m x 2.98m)**

Carpet, power points, TV point, telephone point.

### **MASTER BEDROOM EN-SUITE**

Tiled flooring, WC, pedestal wash hand basin, fully tiled shower cubicle, extractor, light with shaver point.

### **BEDROOM 3 (8'10" x 15'0")(2.69m x 4.56m)**

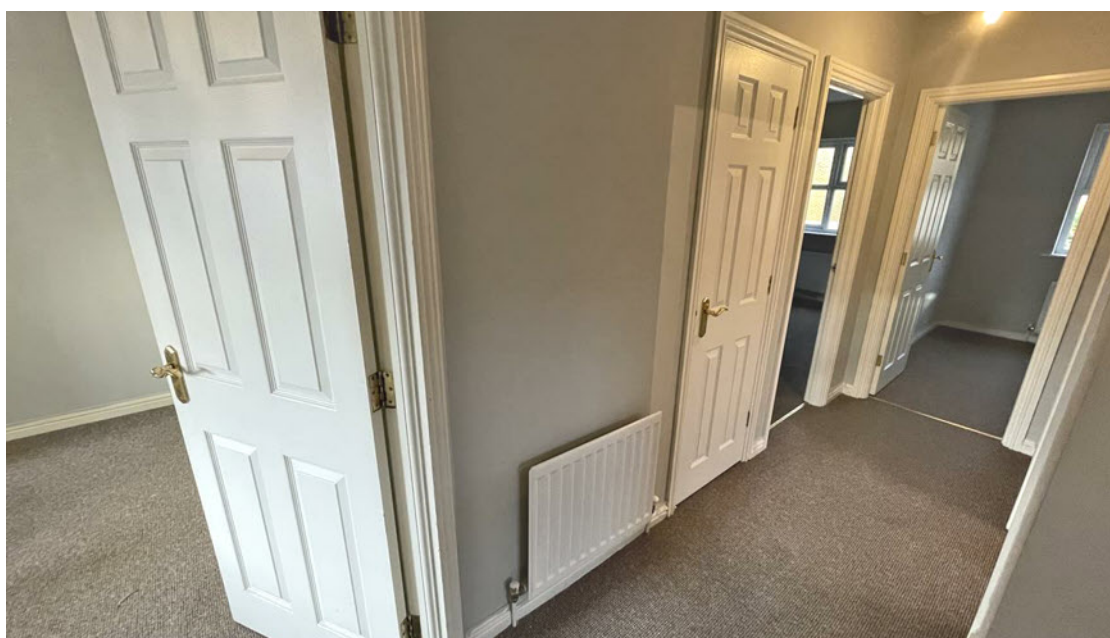
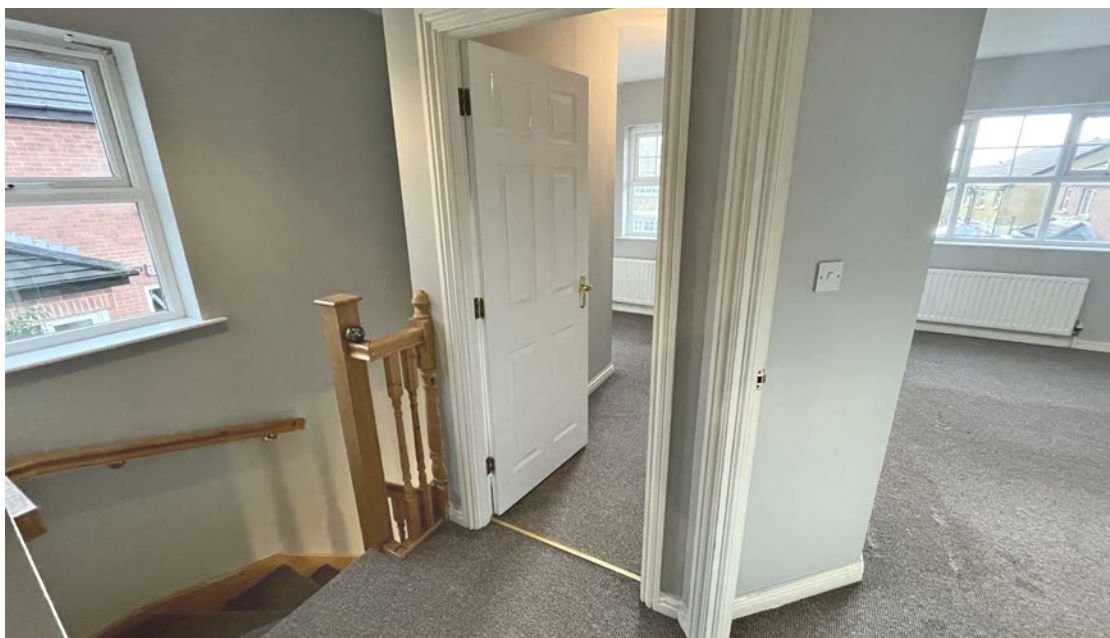
Carpet, power points.

### **BEDROOM 4 (8'10" x 7'7")(2.70m x 2.31m)**

Carpet, power points, built-in wardrobe.

### **BATHROOM (8'7" x 6'0")(2.61m x 1.83m)**

Tiled flooring, WC, pedestal wash hand basin, fully tiled corner shower cubicle, panel bath, walls half-tiled, light with shaver point, extractor.























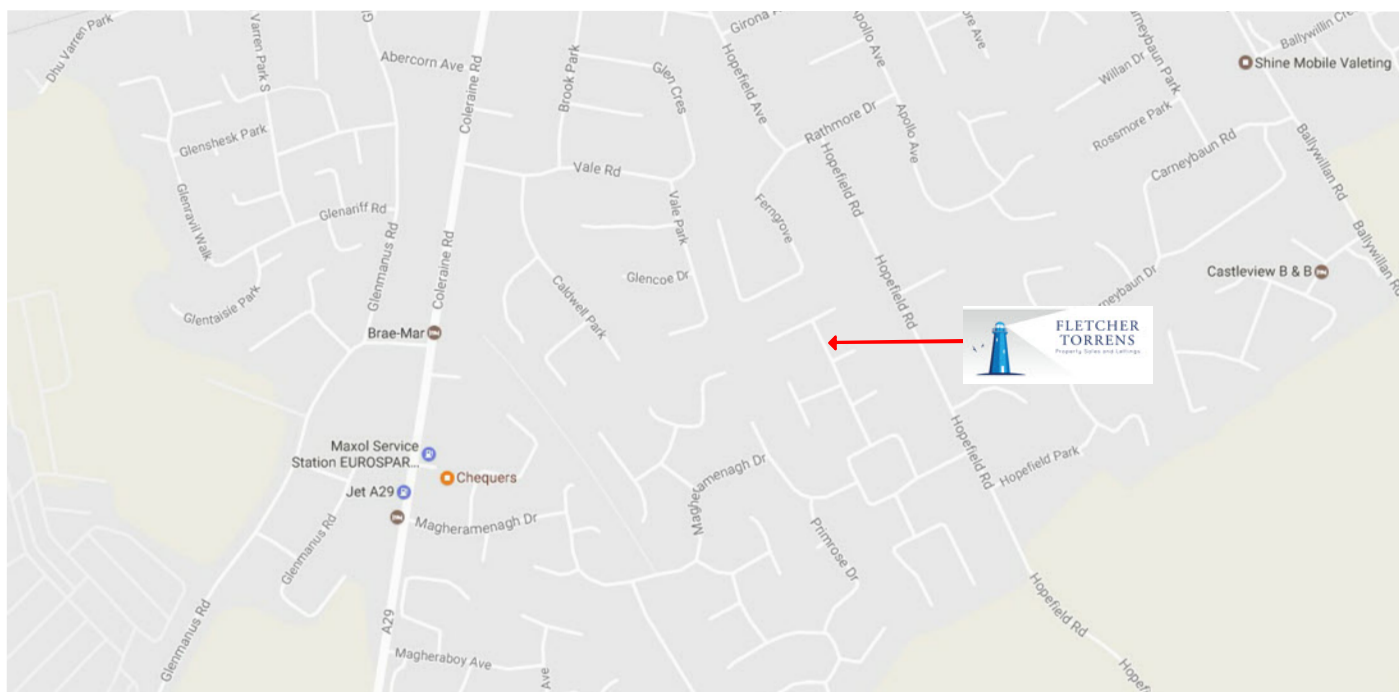
### ***FRONT GARDEN***

Laid in lawn, stoned driveway.

### ***REAR GARDEN***

Enclosed with fencing, laid in lawn, paved patio area, oil tank, outside tap, outside light.





## DIRECTIONS

Leaving Portlough on Dunluce Avenue, at Dunluce Ave roundabout take 2nd exit onto Crocknamack Road, turn left at Hopefield Avenue and travel approximately 0.5 mile. Turn left at Rathmore Drive, first right into Hopefield Road, first right into Hopefield Gardens and first right towards Hopefield Grove. Take first right into Hopefield Grove, and No. 42 is located 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](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.

