



FLETCHER TORRENS

Property Sales and Lettings

15 Eglinton Street
Portrush
Co. Antrim
BT56 8DX

T: 028 7082 4999
E: info@fletchertorrens.com
W: www.fletchertorrens.com



10 Hopefield Grange, Portrush, BT56 8QD

- Semi-Detached Property
- Oil Fired Central Heating
- Well Presented Throughout
- 4 Bedrooms
- uPVC Double Glazing
- Ideal Family/Holiday Home

OFFERS OVER £224,950

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Master Bedroom En-suite
- Enclosed Rear Garden
- Popular Residential Location
- Close To Local Amenities
- Ideal Investment Opportunity
- Rates Approx £1348 per annum
- Management Fee £100 per annum



We are delighted to offer for sale this excellent semi-detached house, situated in the popular residential area of Hopefield Grange, in the seaside resort of Portrush.

This well presented property offers bright and spacious versatile living accommodation throughout which will appeal to a wide range of purchasers. The property benefits from 4 bedrooms, master bedroom en- suite, oil fired central heating, double glazing, off street parking and enclosed rear garden making it ideal for modern family living in a stylish home.

This ideal family home is close to all local amenities including beaches, restaurants, shops, schools, championship golf courses and transport links and is within easy access to all the popular tourist attractions the beautiful North Coast has to offer.

This property is sure to attract interest from first time buyers, investors and those seeking a holiday home on the North Coast.



ACCOMMODATION

ENTRANCE LEVEL

HALLWAY

Tiled flooring, power points, telephone point, cloakroom, recessed spotlights, blinds.

SEPARATE WC (6'6" x 2'11")(1.97m x 0.88m)

Tiled flooring, WC, corner sink, tiled splashback, extractor.

LIVING ROOM (17'2" x 11'7")(5.23m x 3.54m)

Tiled flooring, fireplace with tiled hearth and wooden surround, TV point, telephone point, recessed spotlights, blinds.

KITCHEN (19'0" x 12'5")(5.80m x 3.78m)

Tiled flooring, eye and low level units, tiled to base of eye level units, 1.5 stainless steel sink unit, integrated double oven, integrated gas hob, space for fridge/freezer, space for dishwasher, power points, recessed spotlights, blinds, patio doors leading to the rear.

UTILITY (8'5" x 5'7")(2.56m x 1.70m)

Tiled flooring, eye and low level units, tiled to base of eye level units, plumbed for washing machine, space for dryer, extractor, blinds, door leading to rear.









FIRST FLOOR

LANDING

Carpet, power points, hotpress, blinds.

BATHROOM (8'6" x 6'11")(2.59m x 2.12m)

Tiled flooring, WC, pedestal wash hand basin, panel bath, tiled splashback, corner shower cubicle with PVC cladding, wall mirror with light, extractor, blinds.

BEDROOM 1 (12'4" x 11'7")(3.77m x 3.54m)

Carpet, power points, blinds.

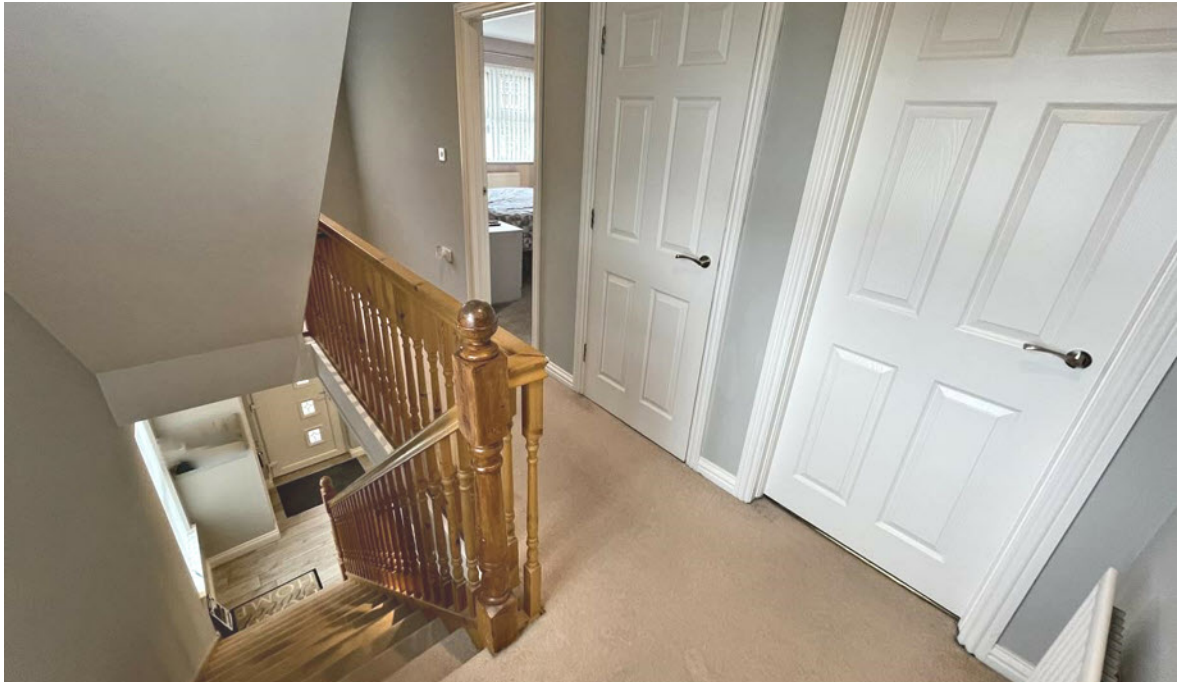
MASTER BEDROOM (13'6" x 11'7")(4.12m x 3.54m)

Carpet, power points, TV point, telephone point. blinds.

MASTER BEDROOM EN-SUITE (8'8" x 3'5")(2.65m x 1.03m)

Tiled flooring, WC, pedestal wash hand basin, shower cubicle with PVC cladding, wall mirror with light, towel radiator, extractor.









SECOND FLOOR

BATHROOM (6'10" x 5'0")(2.08m x 1.53m)

Vinyl flooring, WC, pedestal wash hand basin, shower cubicle with PVC cladding, extractor.

BEDROOM 3 (11'11" x 10'0")(3.63m x 3.05m)

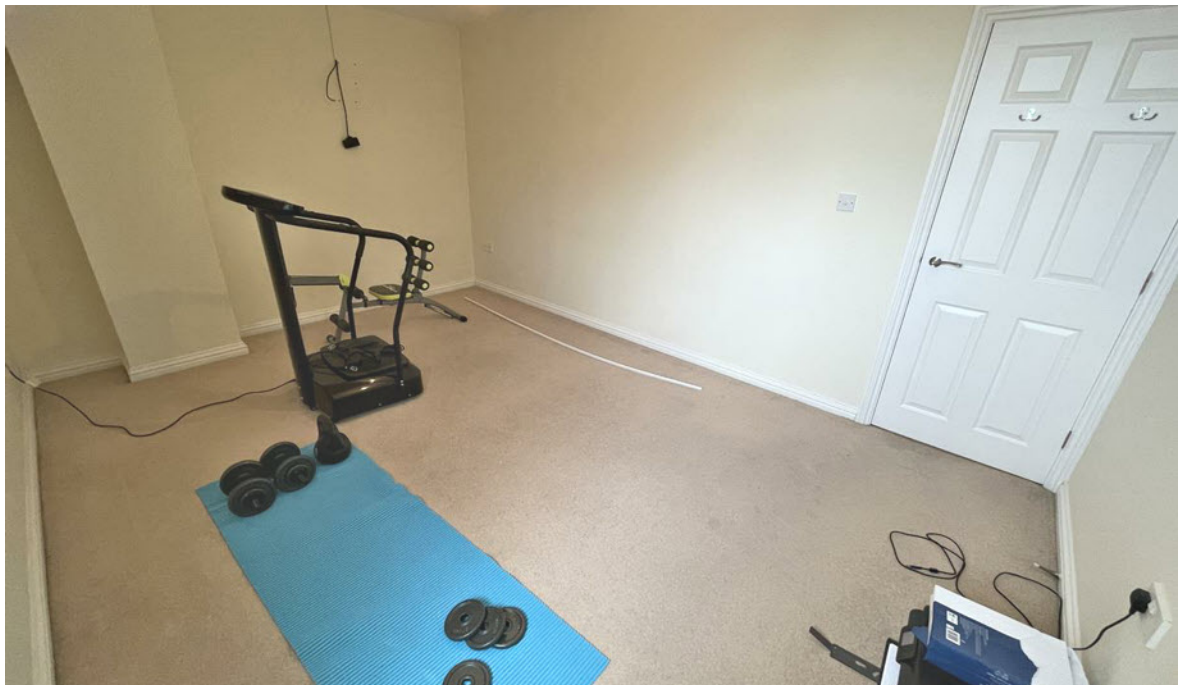
Carpet, power points, Velux window with black-out blind.

BEDROOM 4 (15'4" x 10'7")(4.68m x 3.22m)

Carpet, power points, blinds.







EXTERIOR

FRONT

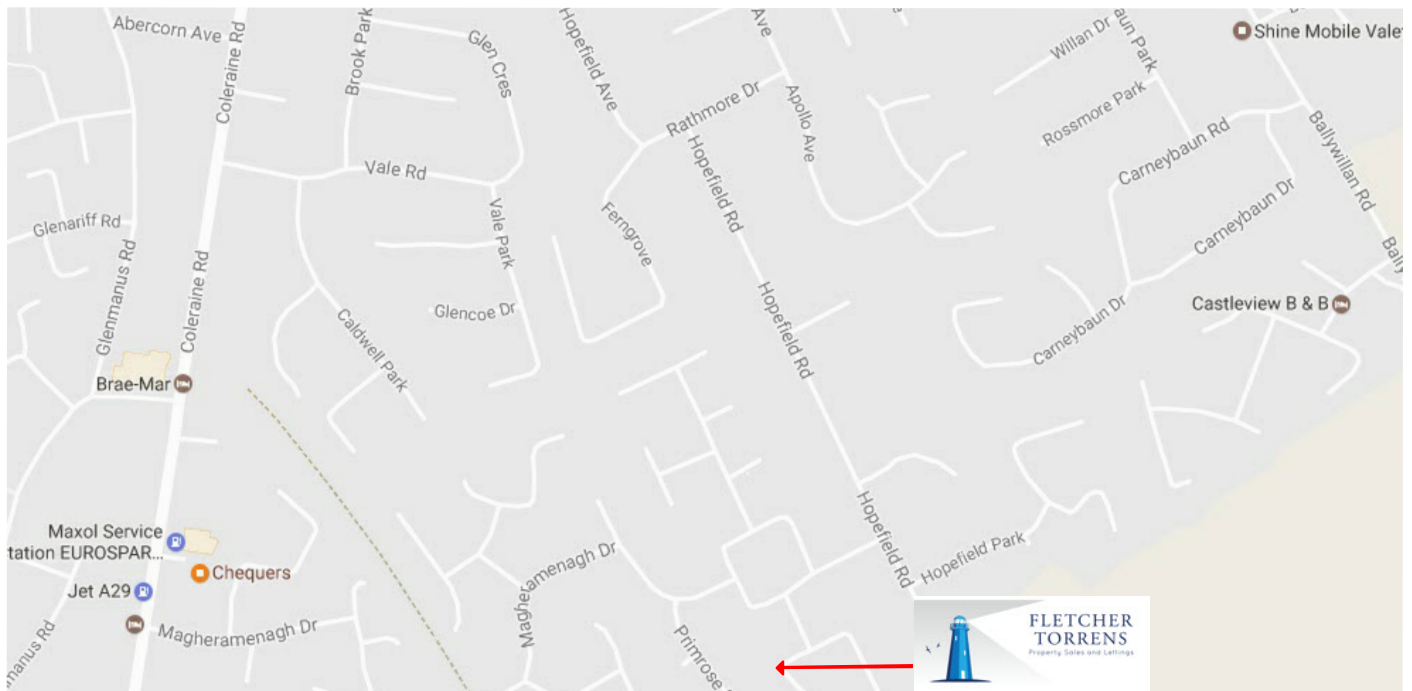
Small garden laid in lawn, stoned driveway.

REAR

West facing garden laid in lawn, enclosed with fencing, garden shed with electrics, outside tap, patio area.







DIRECTIONS

Leaving Portlough 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 onto Hopefield Grange, at T-junction turn right and No. 10 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



**FLETCHER
TORRENS**
Property Sales and Lettings



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.

