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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F		
1-20	G	20 G	

PORTRUSH

22 Hopefield Crescent

BT56 8LH

Offers Over £245,000

028 7083 2000
www.armstronggordon.com

A delightful and quite charming 3/4 bedroom detached bungalow occupying an end of cul de sac location just off the well established Hopefield Road. Internally, the property has versatile accommodation throughout and would require some modernisation right through. Located in the popular seaside resort of Portrush, the property benefits from being on the doorstep of this seaside resorts many fine attractions including championship golf courses, beaches and an excellent choice of well known restaurants. This home is sure to create instant interest to a wide spectrum of potential purchasers. The selling agent strongly recommends early internal inspection.

Approaching Portrush on the Coleraine Road take your third right after Hillside Filling Station onto Glenvale Avenue. Proceed to the end of the road and turn left onto Hopefield Avenue. Take your first left again into Hopefield Crescent and No 22 will be the last property at the far end on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:

7'9 wide with tiled floor.

Entrance Hall:

7'8 wide with solid wood floor.

Separate W.C.:

With w.c. and wash hand basin with tiled splashback.

Lounge:

With stone surround fireplace with brick and tiled inset, tiled hearth, coving and laminate wood floor.

21'5 x 12'2



Kitchen/Dining Area: 21'9 x 9'5

Kitchen:

With bowl and a half single drainer stainless steel sink, high and low level units with tiling between, integrated double eye level oven, space for fridge freezer, integrated hob with stainless steel extractor fan above, plumbed for automatic washing machine, larder cupboard, strip lighting and pedestrian door leading to rear garden.



Dining Area:

With laminate wood floor leading to lounge.



Rear Hallway:

With hot press and laminate wood floor.

Bedroom 1:

With dressing area consisting of built in rails, shelving and coving. Wash hand basin set in vanity unit with tiled surround. 17'8 x 10'3



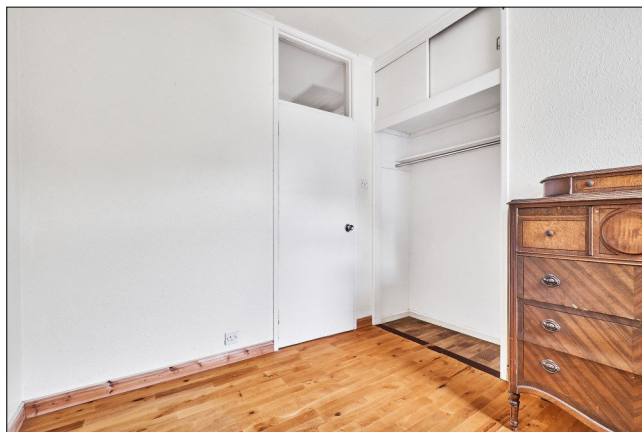
Bedroom 2:

With built in wardrobe with overhead storage and coving. 11'9 x 9'9

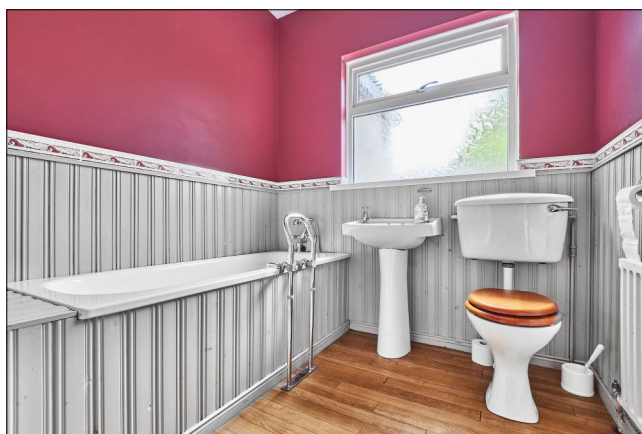


Bedroom 3:

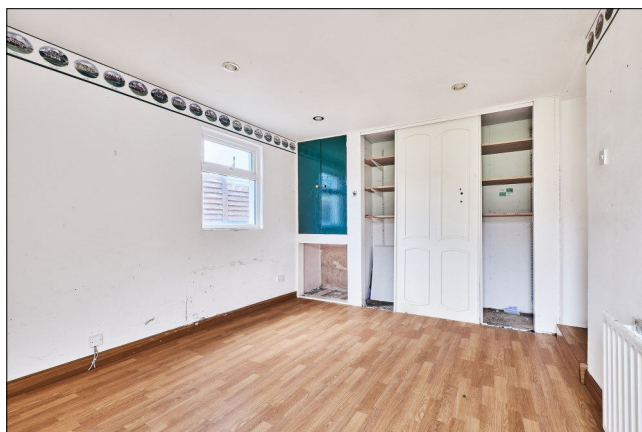
With built in wardrobe with overhead storage, coving and solid wood floor. 9'0 x 8'0

**Bathroom:**

With white suite comprising w.c., wash hand basin, bath with telephone hand shower over wood panelled bath, half wood panelled walls and shaver point.

**Bedroom 4 (Converted garage):**

With built in wardrobe with overhead storage and coving and solid wood floor.

**EXTERIOR FEATURES:**

Concrete driveway leading to converted integral garage 13'0 x 9'9 with light and power points and built in storage. Concrete driveway to side of property. Boiler house. Garden to rear is laid in lawn and fenced in with paved patio area. Selection of mature shrubbery, hedging and trees. Light to front and side. Tap to side.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Generous Private Garden To Rear
- ** End Of Cul De Sac Location
- ** Within Close Proximity To Town Centre & Local Amenities

TENURE:

To Be Confirmed

CAPITAL VALUE:

£140,000 (Rates: £1302.70 p/a approx.)

