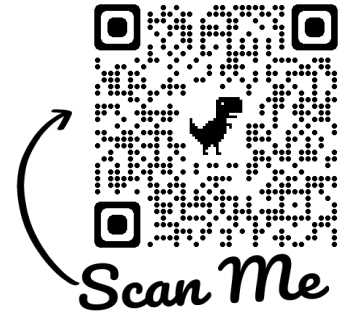


For Sale

120 Causeway Street, Portrush BT56 8JE

Offers Over **£245,000**



Property Overview

- Mid Terrace House with Annex
- 3 Bedrooms, 2 Reception Rooms
- Oil fired central heating
- uPVC double glazed windows
- uPVC fascia, downpipes and guttering
- Town centre location, convenient to West and East Strand beaches, town, cafes and restaurants
- Private garden to rear of property
- Off street car parking to rear
- Rates: The assessment for the year 2023/2024 is £1070.08
- EPC Rating - F32

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Entrance Porch:

With uPVC entrance door with glass side panels, tiled floor, recessed light.

Entrance Hall:

With wood effect flooring, understairs storage.



Lounge:

4.7m x 3.6m (15' 5" x 11' 10") (Max) With wooden fireplace with tiled inset and hearth, bay window, wood effect flooring, spotlights, telephone point, television point. French doors to:



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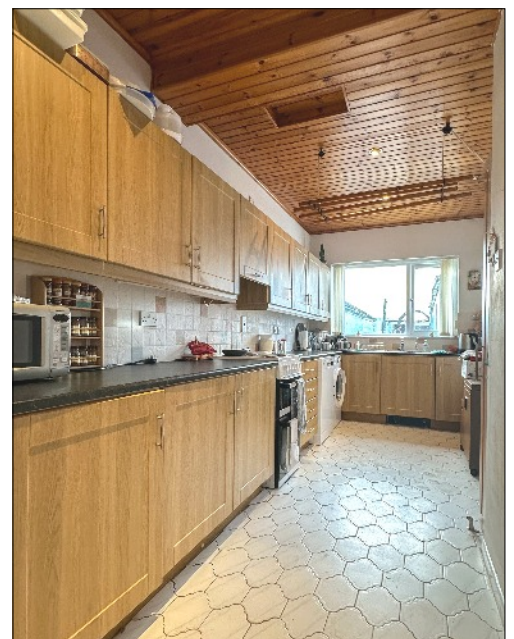
Dining Room:

3.7m x 3.4m (12' 2" x 11' 2") (Max) With built in cupboards and shelving, wood effect flooring.



Kitchen:

6m x 2.3m (19' 8" x 7' 7") (Max) With eye and low level units, tiled between, tiled floor, stainless steel sink unit with drainer, space for free standing cooker and overhead extractor fan, space for fridge/freezer, plumbed for washing machine, plumbed for dishwasher, wood panelled ceiling, wooden door leading to rear.



Cloakroom:

Comprising w.c., wash hand basin, part tiled walls, tiled floor, extractor fan.

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First Floor

Landing

With hotpress.

Bathroom:

Comprising wash hand basin with storage cupboard, w.c., panel bath with shower head attachment, partly tiled walls, tiled floor, recessed lighting, shaver point, wall mirror with overhead light.

Bedroom (1):

4.5m x 2.9m (14' 9" x 9' 6") (Max) with bay window, sea views.



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Bedroom (2):

3.7m x 3m (12' 2" x 9' 10") (Max)



Bedroom (3):

2.6m x 2.6m (8' 6" x 8' 6") with sea views.

Second Floor

Attic Room:

5.4m x 3.9m (17' 9" x 12' 10") (Into eaves) With telephone point, strip lighting, skylight.

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EXTERNAL FEATURES:

Wall enclosed to front with gate access. Paved to front. Paved fully enclosed rear courtyard with gated access. Boiler house with oil boiler. Outside tap. Oil tank.

Separate 2 bedroom annex with kitchen and bathroom.

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FLOOR PLANS



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

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PROPERTY LOCATION:

Approaching Portstewart on the Coleraine road, continue through Burnside roundabout toward the promenade, No 27 is situated on the right-hand side.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		51
F 21-38	32	
G 1-20		
Not energy efficient - higher running costs		

Full EPC available on request

OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

www.mcafeeproperties.co.uk

portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE

PST1479 010224/MH

OUR OFFICE LOCATION



Google maps



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