



FOR SALE - 6 Glenarm Avenue, Portrush

£125,000

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we value property



Accommodation:

Ground Floor:

Entrance Porch: 0.91m x 0.92m

Lino flooring, painted walls, lighting.

Entrance Hall: 1.18m x 3.59m.

Wooden flooring, painted walls, lighting.

Living Room: 3.49m x 4.40m

Wooden floors, painted walls with feature papered wall on chimney breast, lighting, TV point, wooden fireplace with tiled hearth and insert.

Kitchen / Dining: 3.50m x 5.35m

Lino flooring, painted walls with feature papered wall, lighting, eye & low level units with tiling between, sink & drainer, plumbed for washing machine.

Storage: 1.04m x 2.98m

First Floor:

Bedroom 1: 3.08m x 3.50m

Carpet flooring, papered walls, lighting, built in storage (0.41m x 1.20m)

Bedroom 2: 3.36m x 3.48m

Wooden flooring, papered walls, lighting.

Bedroom 3: 2.17m x 2.59m

Wooden flooring, papered walls, lighting.

W/C: 0.77m x 1.17

Lino flooring, painted walls, lighting and w/c.

Bathroom: 1.58m x 1.73m

Wooden flooring, painted walls, lighting, white suite to include sink & bath with tiled splashback.

Hot Press: 0.60m x 0.79m

Storage: 0.60m x 0.82m

Storage: 0.72m x 1.29m



External:

Property is approached via a private paved and concrete front yard.

The rear of the property is again laid in concrete with access to outhouses.

Heating is via solid fuel (Coal)

Outside Tap & Lighting

Double Glazed uPVC Windows & Doors

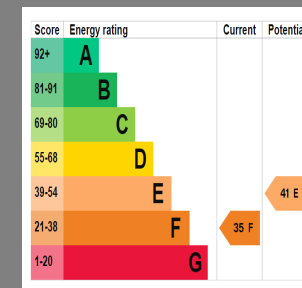
Approximate annual rates payable as per 2024: £697.88

Tenure: Assumed to be freehold

Description:

- 3 Bedroom Mid Terrace Property in need of modernisation
- Located just off the main Coleraine Road within Glenarm Avenue in Portrush.
- The property currently comprises a separate living room, open plan kitchen & dining area with 3 bedrooms, main bathroom & W/C to the first floor and an enclosed rear yard with outhouses.
- The property would be ideally suited to property investors or first time buyers.
- Furthermore the property benefits from being within walking distance to the 'West Strand' beach, the town centre, local primary school, bus stops and other local amenities such as Lidl, Eurospar & Post Office.

EPC:



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