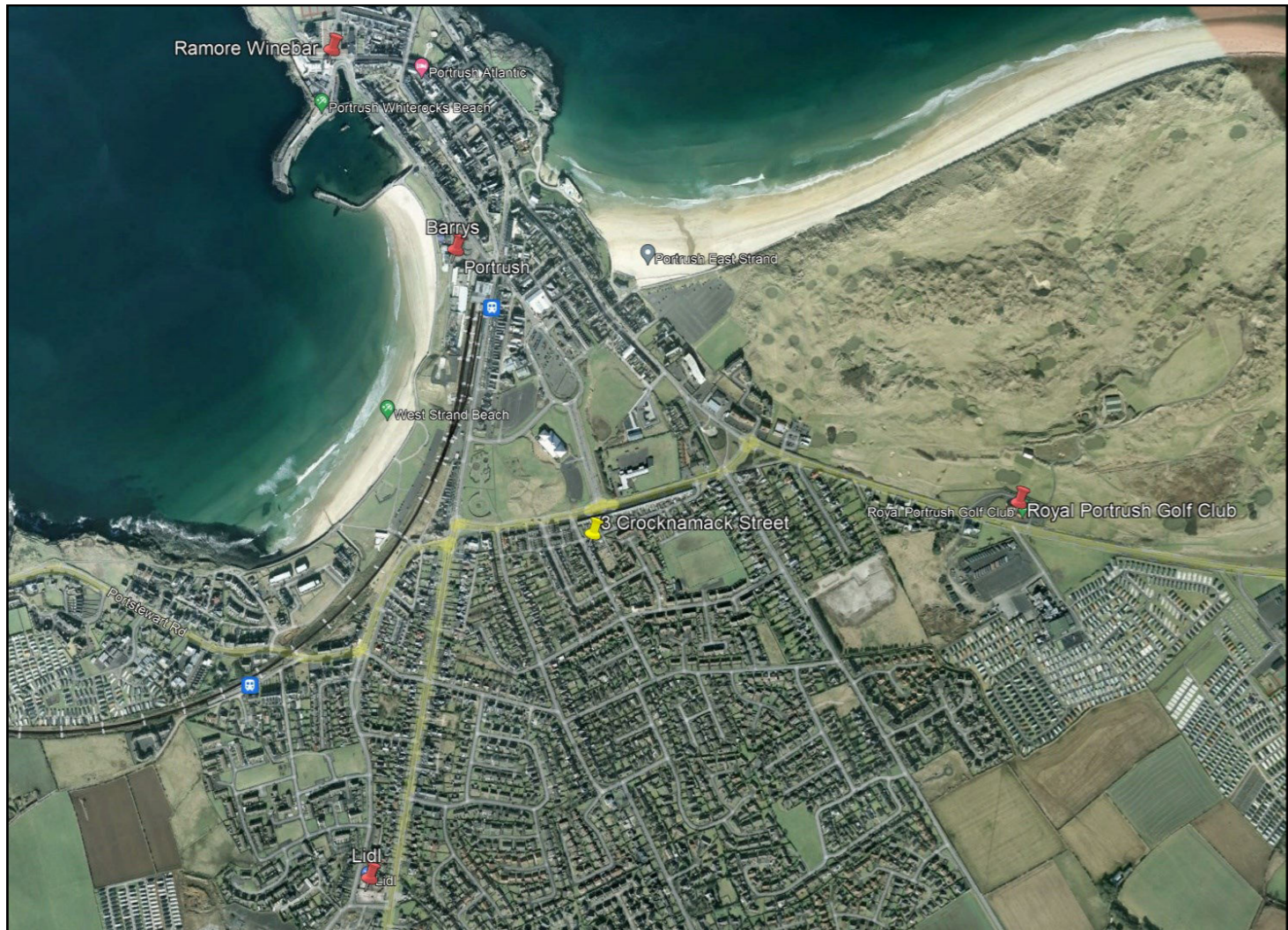




**Fitzgerald Financial Solutions**  
 Mortgage & Protection Advice  
 Mortgage & Mortgage Protection - Life Insurance - Critical Illness Cover  
 Income Protection - Buildings, Contents & Landlord Insurance  
 Medical Insurance

To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

**ARMSTRONG GORDON**



**ARMSTRONG GORDON**  
 & Company Limited  
 THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]

64 The Promenade Portstewart BT55 7AF  
 T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

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

**PORTRUSH**

**3 Crocnamack Street  
 BT56 8JX  
 Offers Over £205,000**

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000  
 www.armstronggordon.com

A delightful three bedroom mid-terrace house with compact accommodation and in good order throughout. 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. Ideal for a first time buyer, 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 left at the Metropole roundabout onto Crocknamack Road. Travel past the police station and take your third right into Crocknamack Street. No. 3 will be located on your left hand side next door to the Eagleson's News Agents.

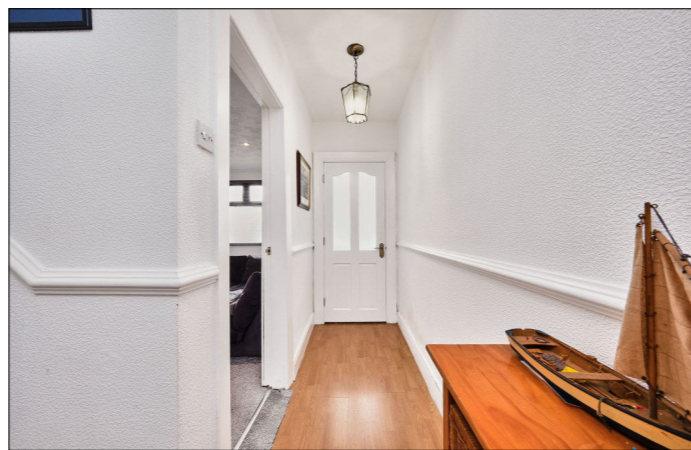
**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Porch:**  
3'5 wide with tiled floor.

**Entrance Hall:**  
3'5 wide with dado rail and laminate wood floor.

**Lounge:**  
With recess for electric fire with tiled hearth and eyeball recessed lighting. 14'2 into bay x 10'11



**Dining Room: 14'2 x 11'4**  
With tiled surround fireplace with tiled hearth, laminate wood floor and archway leading through to:



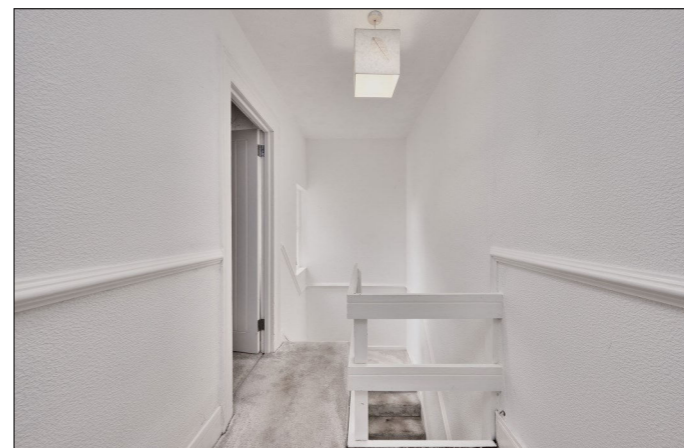
**Kitchen:**

With bowl and half stainless steel sink unit, high and low level built in units with tiling between, space for cooker, extractor fan plumbed for automatic washing machine and dishwasher, space for fridge freezer, glass display cabinet, saucepan drawers, larder cupboard, wine rack, pine sheeted ceiling, strip lighting and pedestrian door leading to rear garden. 18'6 x 10'2



**Shower Room:**

With white suite comprising w.c., wash hand basin, PVC cladded walk in shower cubicle with mains shower, shelved cupboard, hot press, part tiled walls, part wood panelled walls and shaver point.



**FIRST FLOOR:**

**Landing:**  
With dado rail.

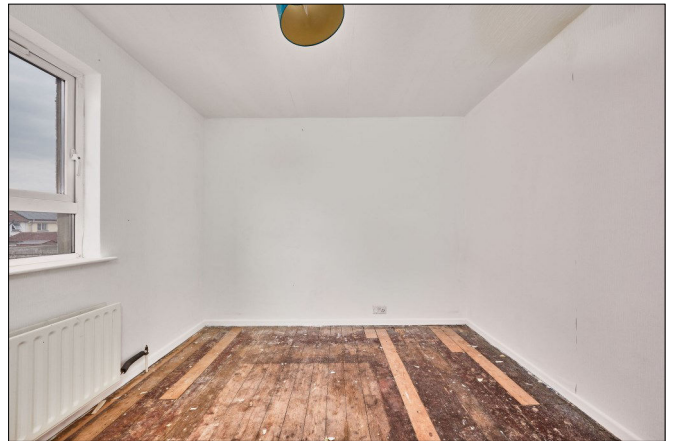
**Bedroom 1:**

14'9 x 11'4



**Bedroom 2:**

11'1 x 11'0



**Bedroom 3:**

7'10 x 7'5

**EXTERIOR FEATURES:**

Garden to rear is fully enclosed and paved leading to garage 19'11 x 14'9 with light and power points.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Garage To Rear
- \*\* Town Centre Location

**TENURE:**

Freehold

**CAPITAL VALUE:**

£100,000 (Rates: £980.40 p/a approx.)

