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ARMSTRONG GORDON



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PORTRUSH

9 Oakland Avenue

BT56 8JP

Offers Over £198,500

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A delightful three bedroom end terrace house with compact accommodation and in good order throughout. Externally the property has an enclosed rear garden and generously proportioned front garden and is situated in a popular residential living environment. 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.

From Crocknamack Road at the Metropole roundabout take the third right into Crocknamack Street and first left into Oakland Avenue. Follow the road round to the right and No. 9 will be located on your right hand side overlooking the playing green.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:
5'0 wide with tiled floor.

Entrance Hall:
4'9 wide with under stairs storage cupboard and tiled floor.

Lounge:
With wood surround fireplace, cast iron inset and tiled hearth and corning. 13'4 x 11'7



Dining Room:
10'7 x 10'2

Kitchen/Dining Area:
With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated fridge freezer, integrated ceramic hob, stainless steel oven, stainless steel extractor fan, plumbed for automatic washing machine and space for tumble dryer, drawer bank, recessed lighting and tiled floor. 19'0 x 9'7



Kitchen / Dining Area continued:



FIRST FLOOR:

Landing:

Bedroom 1:
With corning. 10'9 x 9'5



Bedroom 2:
10'7 x 9'4

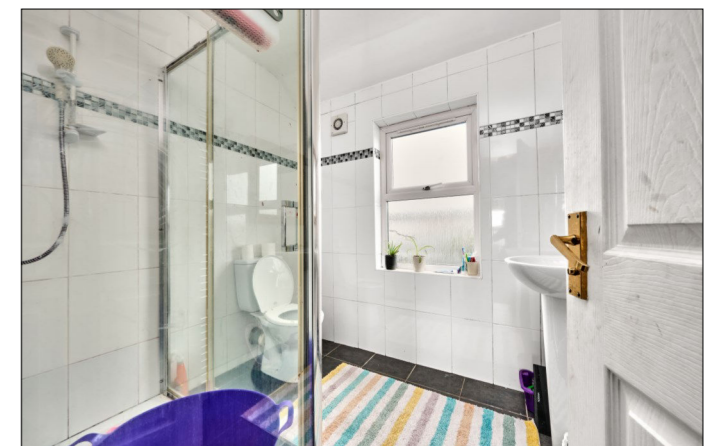


Bedroom 3:
With built in wardrobe. 7'2 x 6'9



Shower Room:

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, fully tiled walls, heated towel rail, extractor fan and tiled floor.



EXTERIOR FEATURES:

Garden to rear is fenced in with large paved patio and screened area. Light to front and rear.
Garden to front is laid in lawn and fenced in with concrete path leading to front door.



SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Very Large Rear Garden With Vehicle Access
- ** Very Popular Residential Location
- ** Overlooking Spacious Rear Garden Area
- ** Close To Town Centre & All Local Attractions



TENURE:

To Be Confirmed

CAPITAL VALUE:

£90,000 (Rates: £882.36 p/a)