



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	52 E	
21-38	F		
1-20	G		

## BUSHMILLS

45 Heron Shaw

BT57 8RE

Offers Over £90,000

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A good opportunity to acquire a three bedroom semi-detached house located in a well known residential area. The property itself offers ample living accommodation and enjoys an enclosed back garden and is also located close to most local amenities including the vibrant village of Bushmills, local schools, boutiques and eateries. In need of modernisation of particular note is the private garage to rear included in the sale. This property would be an ideal investment opportunity for a first time buyer from the local area looking to get onto the property ladder.

Going through the village of Bushmills on Main Street, take your second entrance into Huey Crescent opposite the entrance to Old Bushmills Distillery and opposite Straid Road. Take your third right into Heron Shaw and No 45 will be located at the lower end on your right hand side.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

7'5 wide with understairs storage and dado rail.



**Lounge:**

With mahogany surround fireplace with tiled inset and slate hearth. 17'2 x 11'2



**Kitchen / Dining:**

With single drainer stainless steel sink unit, range of high and low level units with tiling between, space for cooker, extractor fan above, plumbed for automatic washing machine, tiled floor.

10'6 x 8'3



**FIRST FLOOR:**

**Landing:**

With access to roof space.



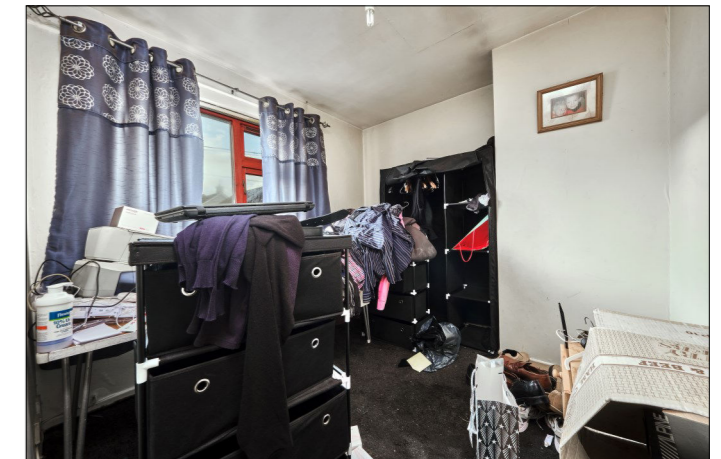
**Bedroom 1:**

With built in wardrobe. 13'8 x 8'6



**Bedroom 2:**

8'7 x 8'3



**Bedroom 3:**

8'6 x 8'1



**Bathroom:**

With wash hand basin, w.c., fully tiled walk in shower cubicle with electric shower, bath, tiled floor.

**EXTERIOR FEATURES:**

Garden to rear is fully enclosed and paved with garage and store to rear. Light to front and rear. Tap to rear. Garden to front is laid in lawn with hedging and shrubbery.



**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* Wooden Double Glazed Windows
- \*\* Private Garage
- \*\* Suitable For First Time Buyer / Investment

**CAPITAL VALUE:**

£65,000 (Rates: £637.26)

**TENURE:**

To Be Confirmed.