



4 MORRISON PARK, PORTRUSH



X 4



X 2



X 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	55	65
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

OFFERS OVER £289,950

# 4 MORRISON PARK, PORTTRUSH

This charming semi detached home is well presented with character features throughout. It offers an open plan kitchen/dining area leading to a cosy living room with a multi-fuel stove. A separate lounge and WC complete the ground floor, with four bedrooms and the main bathroom upstairs.

Externally, the property benefits from a private low maintenance patio garden, a detached garage and driveway parking. Situated in a quiet cul-de-sac off the main Coast Road, it's just a short walk from the stunning West Bay and all that Portrush has to offer.

## FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Landscaped patio garden to the rear.
- Driveway to the side with parking for several cars.
- Detached single garage.

## ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1,274.52

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ACCOMMODATION

### ENTRANCE HALL

Tiled porch entrance leading to laminate flooring in the hallway.

### DINING KITCHEN

5.55 m x 2.74 m (18'3" x 9'0")

Range of fitted units; laminate work surfaces; stainless steel sink unit; integrated under counter fridge, wine cooler & dishwasher; fitted double oven; electric hob with extractor unit over; plumbed for washing machine; open to dining area with bay window to the side; part tiled walls; tiled floor; door to the rear.

### LIVING ROOM

4.24 m x 3.33 m (13'11" x 10'11")

Multi fuel stove set on a slate hearth; laminate floor; patio doors to the rear.

### LOUNGE

4.41 m x 3.79 m (14'6" x 12'5")

Bow bay window to the front; cast iron fireplace set on a granite hearth with a marble surround.

### DOWNSTAIRS WC

1.78 m x 0.79 m (5'10" x 2'7")

Toilet; wash hand basin; under stair storage; part wood panelled walls; laminate floor.

### FIRST FLOOR

#### LANDING

Shelved hot press; access to part floored roof space (with power & light).

#### BEDROOM 1

4.40 m x 3.36 m (14'5" x 11'0")

Double bedroom with bow bay window to the front.

#### BEDROOM 2

4.26 m x 2.89 m (14'0" x 9'6")

Double bedroom to the rear; vanity unit with wash hand basin.

#### BEDROOM 3

2.56 m x 2.74 m (8'5" x 9'0")

Double bedroom to the rear; laminate floor.

#### BEDROOM 4 / STUDY

2.30 m x 2.27 m (7'7" x 7'5")

Single bedroom to the front.

### BATHROOM

2.86 m x 1.73 m (9'5" x 5'8")

Panelled shower cubicle; vanity unit with wash hand basin; toilet; back lit mirror; chrome towel radiator; panelled walls; laminate floor; extractor fan.

### EXTERIOR

#### GARAGE

4.15 m x 2.50 m (13'7" x 8'2")

Single garage; roller door; concrete floor; power & light.

#### STORE

1.55 m x 1.42 m (5'1" x 4'8")

Power & light.

### OUTSIDE FEATURES

- Paviour brick driveway & parking area.
- Fully enclosed patio garden to the rear.
- Short distance from the West Strand.
- Boiler house. - Outside light & tap.



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# PHOTOS



