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

# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	58 D
39-54	E		
21-38	F		
1-20	G		

## PORTRUSH

70 Parker Avenue

BT56 8JZ

Offers Over £179,500

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A delightful two bedroom end terrace house with well laid out accommodation and which is in excellent decorative order throughout. Offering a neutral and contemporary feel right through, the property has been very well maintained by the current owners. Externally the property has mature garden area to front and side and has a fully enclosed rear garden area with out-houses. 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 buyers or as a holiday residence, 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 right onto Glenvale Avenue after the Hillside filling station. Take your first left onto Hopefield Avenue and then first right onto Parker Avenue. No 70 will be located on your right hand side. Please note No. 70 will be located of the main avenue and is situated in a cul de sac.

**ACCOMMODATION COMPRISES:**

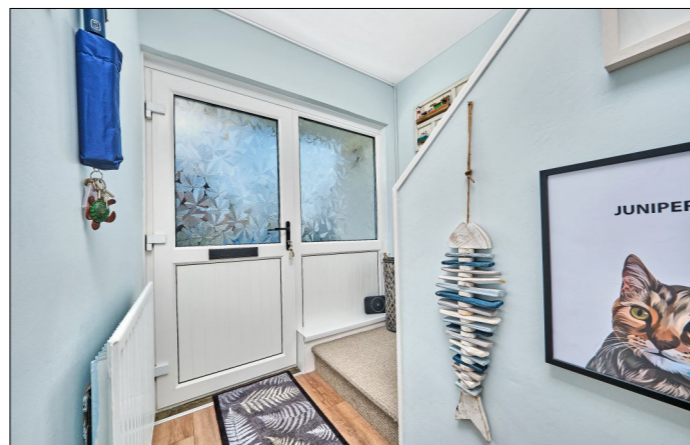
**GROUND FLOOR:**

**Entrance Hall:**

2'9 wide with laminate wood floor.

**Lounge:**

With stone surround fireplace with tiled inset and hearth. 10'5 x 10'4



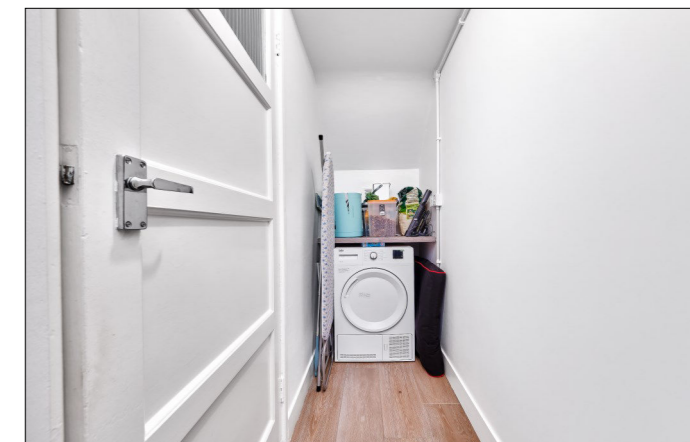
**Kitchen: 11'10 x 8'5**

With single drainer stainless steel sink unit, eye and low level built in units with tiling between, integrated 'Indesit' double oven with stainless steel extractor fan above and tiled splashback, plumbed for automatic washing machine, drawer bank, built in pantry cupboard and tiled floor.



**Utility Area:**

With plumbing for automatic tumble dryer and tiled floor. 10'8 x 3'0



**FIRST FLOOR:**

**Landing:**

**Bedroom 1:**

With two built in wardrobes with over head storage and laminate wood floor. 13'8 x 10'5



**Bedroom 2:**

With built in wardrobe with over head storage and laminate wood floor. 10'6 x 8'6





**Shower Room:**

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



**EXTERIOR FEATURES:**

Fully enclosed rear garden which is part tarmac and stoned. Outside store house 8'2 x 5'10 currently used as surf board storage. Additional outside store 4'10 x 2'6. Garden to front is laid in lawn and side with some established shrubbery. Light to rear. Tap to rear.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* uPVC Double Glazed Windows
- \*\* Excellent Decorative Order
- \*\* Ideal For First Time Buyer

**TENURE:**

Freehold

**CAPITAL VALUE:**

£70,000 (Rates: £686.28 p/a approx.)

