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You do!!**

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Today*

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## Portrush 23 Hopefield Grange, BT56 8QD

Offering versatile Four Bedroom, One and a Half Reception or Three Bedroom, Two and a Half Reception living accommodation, this delightful detached chalet enjoys a good cul-de-sac location just off the Hopefield Road and is sure to impress. Equally suited to permanent or holiday living, this charming family home has been well maintained and presented by the current owners and will create a more than keen interest on the open market, so Early Viewing is a Must!

**Offers Over £179,950**

**Coleraine Office**  
20 New Row  
Coleraine BT52 1AF

**T : 028 7034 2224**

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**Location:**

Approaching Portrush from Coleraine turn right at the Magheraboy Hotel on to the Magheraboy Road, continuing along same and taking next left on to the Hopefield Road. Take the next left into Hopefield Gardens and Hopefield Grange is first on the left

**Accommodation  
Comprising:**

**Accommodation Comprising**

**Entrance Hall**  
With tiled floor

**Storage under Stairs. Hot Press and Immersion Heater**

**Lounge:**

16'3 x 11'6 with feature wooden surround fireplace, slate and cast iron inset, slate tiled hearth, solid wood flooring



**Exterior Features**

Fence enclosed garden laid in lawn to rear

Garden in lawn to front

Outside Lights and Tap

Tarmac Driveway and Paved Paths

**Other Features**

- Oil Fired Heating
- uPVC Double Glazed Windows
- uPVC Fascia & Soffits
- uPVC External Doors
- Pine Internal Doors
- Burglar Alarm

**For Further Details and Permission to  
View Contact Selling Agents**

**Ref: CR4478.MP.061218**



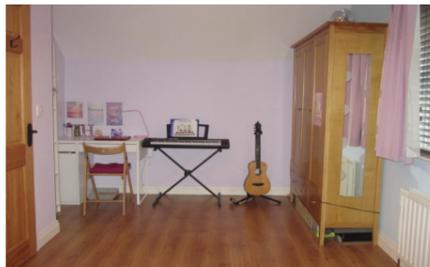
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	65
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



**Shower Room**  
Comprising WC, wash hand basin, tiled walk-in shower cubicle, mains shower fitting, extractor fan, tiled splash back, tiled floor



**Bedroom (3.) 16'9 x 11'6 (minus door recess)**



**L-Shaped Kitchen/Dining 10'7 x 7'3 plus 14'4 x 8'10**  
With bowl and half stainless steel sink unit, range of Shaker style eye and low level units, hob, under oven and extractor, integrated dishwasher and fridge-freezer, tiled between work tops and eye level units, tiled floor, French doors to rear garden





**Utility Room:**  
7'3 x 6'10 with stainless steel sink unit, low level unit, plumbed for automatic washing machine, part tiled around work tops, tiled floor

**Family Room/Bedroom (4.):**  
10'6 x 8'11



**Bedroom (1.):**  
11'10 x 11'2 With telephone point  
**Ensuite** comprising WC, wash hand basin, tiled walk-in shower cubicle, mains shower fitting, extractor fan, tiled splash back, tiled floor

**Bathroom and WC combined**  
With tiled walk-in shower cubicle, mains shower fitting, extractor fan, half tiled walls, tiled floor

**First Floor**

**Landing**

**Bedroom (2.) 16'9 x 9'6**  
(plus 2'6 recess)

