

For Sale

50 Hopefield Grange, Portrush, BT56 8QD

Offers Over **£135,000**



Property Overview

- Semi detached house
- 3 Bedrooms, 1 Reception Room
- Oil fired central heating
- uPVC double glazed windows
- Cul-de-sac location just off Hopefield Road
- Detached Garage 18'8 x 12'2
- Located in a modern development on the outskirts of Portrush
- Management Fee: The assessment for the year 2016/2017 is £100.00
- Rates: The assessment for the year 2016/2017 is £959.88.15
- EPC Rating - D68

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Entrance Hall:

With uPVC front door, cloaks cupboard, telephone point.

Cloakroom:

Comprising wash hand basin, w.c., tiled floor, extractor fan.

Lounge:

15'3 x 11'9 (4.65m x 3.58m) plus box window, pine surround fireplace, cast iron inset and tiled hearth, television and telephone points, French doors to:



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Kitchen / Dining Area:
19'0 x 12'4 (5.79m x 3.76m) (Max)

Kitchen:
With eye and low level units, tiled between units, electric oven and hob, stainless steel extractor fan, Franke single drainer stainless steel sink unit, space for fridge / freezer, space for dishwasher, tiled floor.

Dining Area:
With patio doors to rear garden.

Utility Room:
8'6 x 5'4 (2.59m x 1.63m) with low level units, single drainer stainless steel sink unit, plumbed for automatic washing machine, space for tumble dryer, tiled above worktop, tiled floor, boiler, extractor fan, uPVC rear door.



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FIRST FLOOR

Landing:

With access to roof space, hot press.

Bedroom (1):

12'6 x 12'0 (3.81m x 3.66m) with television point.

En-suite:

Comprising tiled shower cubicle with Redring electric shower fitting, wash hand basin, w.c., extractor fan, light with shaver point.

Bedroom (2):

11'8 x 9'11 (3.56m x 3.02m) plus box window.

Bedroom (3):

8'10 x 8'2 (2.69m x 2.49m) (Max) with built-in wardrobe.



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Bathroom and w.c. Combined:

Comprising panel bath with tiling above, wash hand basin, w.c., tiled shower cubicle with Redring electric shower fitting, extractor fan, light with shaver point.

All purchasers will be shareholders in a **MANAGEMENT COMPANY** formed to maintain communal and open space areas.

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EXTERIOR FEATURES

Garden laid in lawn to front. Garden laid in lawn to rear with fencing and paved patio area to rear. Tarmac driveway to side. Water tap to rear. Outside light to front, side and rear. PVC oil tank. PVC guttering.

Garage: 18'8 x 12'2 (5.69m x 3.71m) with roller and pedestrian doors, power and light.



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FLOOR PLANS



Ground Floor



First Floor

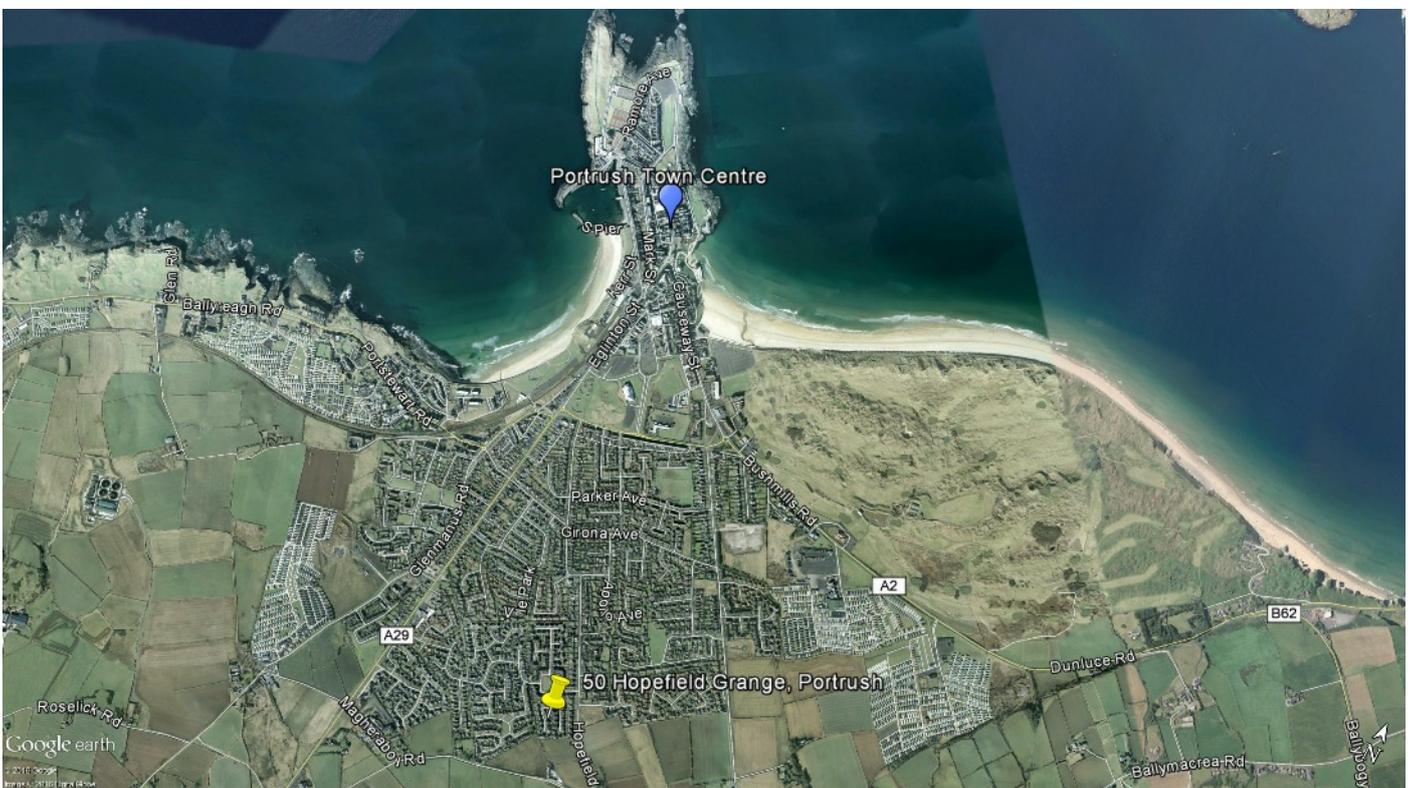
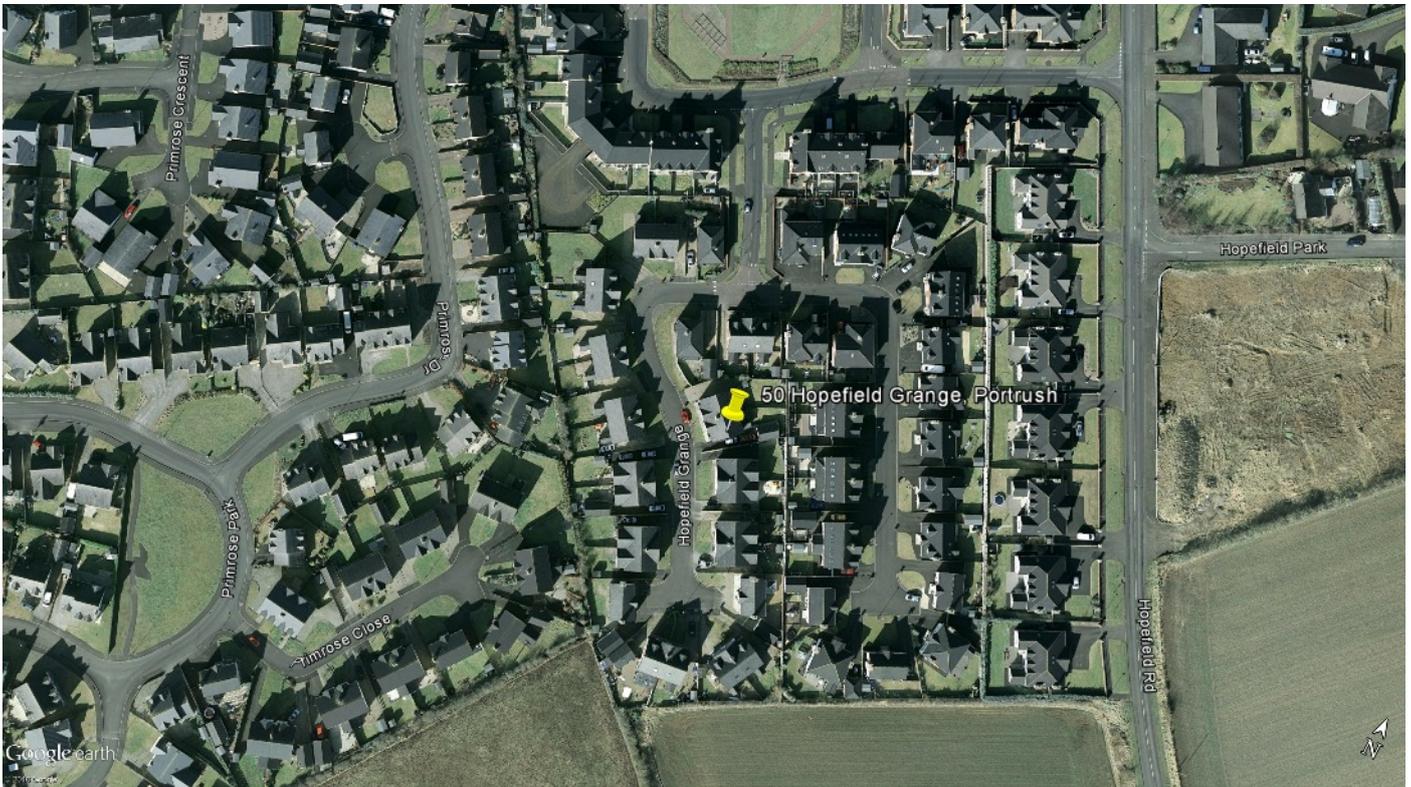
For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Portstewart for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

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Property Location:

On leaving Portrush along Hopefield Road turn right into Hopefield Gardens, then take the first left into Hopefield Grange then turn right at the junction, the property is situated on the left hand side.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	68	71
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC 
Full EPC available on request		

OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

www.mcafeeproperties.co.uk
portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE

PST1148 100317/RT

OUR OFFICE LOCATION



Google maps



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