

For Sale

4 Abercorn Avenue, Portrush, BT56 8HW

Offers Around £215,000



Property Overview

- Detached house
- 4 Bedrooms, 3 Reception Rooms
- Mature enclosed garden to rear
- Oil fired central heating
- uPVC double glazed windows
- Excellent decorative order throughout
- Convenience location just off the Coleraine Road
- Generous family home with well laid out accommodation
- Rates: The assessment for the year 2014/2015 is £1546.28
- EPC Rating - F33

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Entrance Porch:

With 'Amtico' flooring, uPVC front door with feature bevelled glass, feature cornice, glass panelled door leading to:

Entrance Hall:

With dado rail, understairs storage, wired for wall lights.

Lounge:

22'2 x 12'1 with raised tiled fireplace, piped for gas fire, Baxi grate, copper canopy, feature cornice and centre pieces, dimmer switch lighting, recess mirrored display with shelving and recess light, television point, door to snug area, glass panelled wall between entrance hall and lounge.

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Family Room:

15'0 x 11'0 with wooden surround fireplace with tiled hearth and cast iron inset, television point, recess lighting, picture rail. Built-in furniture comprising low level storage, eye level bookcase with glass display units, display cabinet. Corner television and video unit, wired for surround sound, dimmer switch lighting.

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Kitchen / Dining Area:

21'9 x 10'9 with eye and low level units, tiled between units, one and a half bowl sink unit, tiled flooring in kitchen area, display quads, 'Whirlpool' double oven and dishwasher, 'Baumatic' hob, extractor fan, saucepan drawers, sheeted ceiling, archway to Snug.

Snug:

10'1 x 6'7 with sheeted ceiling, television and telephone points, low level storage, television and video display unit.

Rear Porch:

With tiled flooring, uPVC rear door.

Cloakroom:

With wash hand basin, tiled flooring, w.c.



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Landing:

With access to roofspace, dado rail, wired for wall lights, eye ball spot light, large hotpress.

Bedroom (1):

15'0 x 11'1 with built-in mirrored sliderobes, picture rail, recess lighting, television and telephone points, dimmer switch lighting.

Bedroom (2):

13'0 x 11'8 with picture rail, built-in furniture comprising double wardrobe and dressing table with set of drawers and light. Wired for wall light and dimmer switch lighting.

Bedroom (3):

12'5 x 10'5 with picture rail, built-in furniture comprising double wardrobe and dressing table with set of drawers and light.

Bedroom (4):

10'9 x 6'9 with television and telephone points.

Study / Dressing Room:

8'0 x 5'9 with built-in shelving and railings.

Bathroom:

Comprising Jacuzzi bath with 'Aqualisa' shower fitting over bath, shower screen, fully tiled around bath, bidet, vanity unit with wash hand basin, shaver point, half tiled walls.

Separate w.c.



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EXTERIOR FEATURES

Paved area to front with shrub and flower beds, enclosed by wall. Gate to side. Outside light to front. Concrete driveway.

Garden laid in lawn to rear enclosed by wall and fencing with trees, rockery beds with shrubs and flowers. Screened patio area. Access to pedestrian pathway to side of rear garden. Water tap to rear. Two steps leading down to rear garden. Outside light to rear. PVC oil tank.

Summer House: 22'3 x 7'3 with single glazed windows and roof and tiled floor. Garden store to side.

Utility House: 14'7 x 7'6 with boiler, power and light, plumbed for washing machine (cold only).

Garage: 18'1 x 8'2 with roller door to front and rear, giving access to rear concrete yard, power and light.



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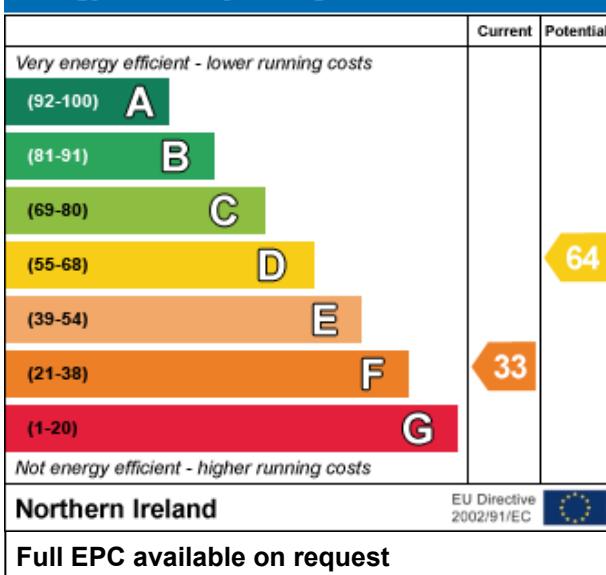


Property Location:

On approaching Portrush along the Coleraine Road, turn second left onto Abercorn Avenue and Number 4 is situated on the right hand side.

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Energy Efficiency Rating



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

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PROPERTY REFERENCE

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OUR OFFICE LOCATION



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