PAU

PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover | Income Protection | Buildings & Contents Insurance | Trusts |

To arrange an initial appointment please contact: ARMSTRONG GORDON

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170









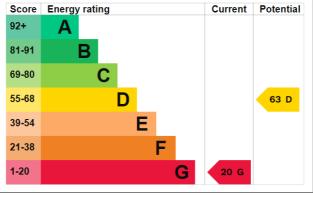
64 The Promenade Portstewart BT55 7AF
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Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

ARMSTRONG GORDON





PORTRUSH

70 Causeway Street BT56 8AD Offers Over £149,500

Closing Date Friday 29th March at 12 noon approx.

028 7083 2000 www.armstronggordon.com A unique investment opportunity to acquire a four bedroom mid terrace house in the heart of Portrush comprising well laid out accommodation but in need of modernisation. The property would also lend itself as a possible development opportunity subject to planning permission. Located in the centre of one of the North Antrim Coast's most popular and picturesque tourist destinations, the building incorporates all the benefits that a well located residence such as this has to offer. Please do not hesitate to make an appointment to view at your earliest convenience. * Cash buyers only - Property will not mortgage *

Approaching Portrush from either Coleraine or Portstewart, proceed onto Crocknamack Road at the police station. Proceed straight through the first roundabout and turn left at the second roundabout onto Causeway Street. No 70 will be located on your left beside Portrush Laundry.

ACCOMMODATION COMPRISES:

Entrance Porch:

Entrance Hall:

3'1 wide

Lounge/Dining Area:

With marble surround fireplace with marble inset and hearth and under stairs storage. 21'0 x 11'6

Kitchen:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated ceramic hob, stainless steel oven and extractor fan above, plumbed for automatic washing machine and dish washer, space for fridge freezer and tiled floor. 12'8 x 8'6

FIRST FLOOR RETURN:

Landing:

With hot press.

Bathroom:

With coloured suite with w.c., wash hand basin, fully tiled walk in shower cubicle, bath with tiled surround, half tiled walls, recessed lighting and extractor fan.

FIRST FLOOR:

Bedroom 1:

With wash hand basin with tiled splashback. 15'2 x 11'5 into bay

Bedroom 2:

With wash hand basin with tiled splashback. 9'7 x 9'1

SECOND FLOOR:

Bedroom 3:

With wash hand basin with tiled splashback. 12'4 x 7'6

Bedroom 4:

8'8' x 6'9

Shower Room:

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle, part tiled walls and extractor fan.

EXTERIOR FEATURES:

Fully enclosed patio area to rear with steps leading to additional garden area and detached garage $18'5 \times 12'5$ with roller door. Concrete patio to front.

SPECIAL FEATURES:

- ** Plumbed For Oil But No Working Boiler
- ** PVC Double Glazed Windows
- ** Town Centre Location
- ** Possible Development Opportunity Subject To Planning Permission

TENURE:

Leasehold

CAPITAL VALUE:

£110,000 (Rates: £1023.55 p/a approx.)





