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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



# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		26   F
1-20	G	1   G	

## PORTRUSH

35 Coleraine Road

BT56 8EA

Offers Over £350,000

028 7083 2000  
www.armstronggordon.com

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Superb 6 bedroom 3 reception room semi detached house, in excellent decorative order throughout and retaining many fine period features. The property is situated in a very popular residential location and the selling agent highly recommends early internal inspection. The property itself is massively deceiving in size with large square rooms throughout . The garage at the side is the equivalent of a 3 car garage and still has an ample garden with fruit trees.

Leaving Portrush on the Coleraine Road, No. 35 will be located approximately 100 meters from metropole corner on the left hand side just before the turn into Glenvale Avenue.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Porch/Sun Room:**

With tiled floor.

**Entrance Hall:**

8'7 wide with plate rack and original Oak stairs.



**Lounge:**

With tiled fireplace and hearth and plaster coving.  
28'1 x 13'9



**Living Room:**

With brick style fireplace with marble hearth and plaster coving. 13'8 x 12'7



**Kitchen:**

With stainless steel sink unit, high and low level built in units with tiling between, 'Stanley' range stove (heats water), stainless steel hob and extractor fan above, plumbed for automatic washing machine and dish washer. 16'2 x 12'10





**Dining Room:**

With archway to dining room from kitchen. 13'3 x 12'6



**Large Shower Room:**

With w.c., wash hand basin set in vanity unit, fully tiled walk in shower cubicle, tiled walls and tiled floor.



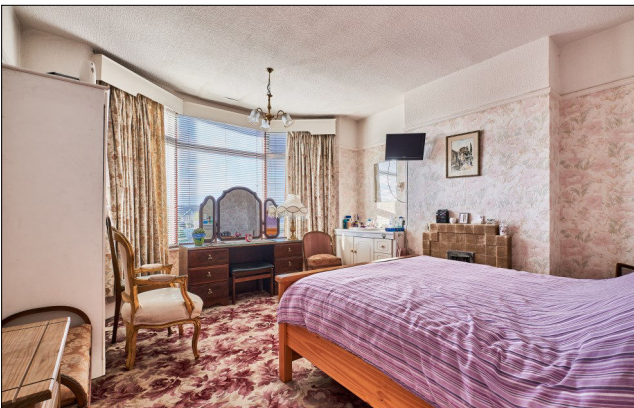
**FIRST FLOOR:**

**Landing:**

With hot press and immersion heater.

**Bedroom 1:**

With tiled fireplace and hearth. Wash hand basin set in vanity unit. 16'2 into bay x 13'2



**Bedroom 2:**

With tiled fireplace. Wash hand basin set in vanity unit. 13'5 x 12'6





**Bedroom 3:**

With wash hand basin with tiled above. 12'9 x 10'5

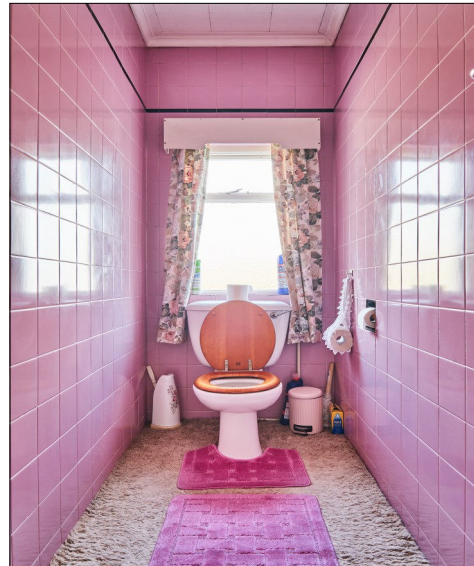
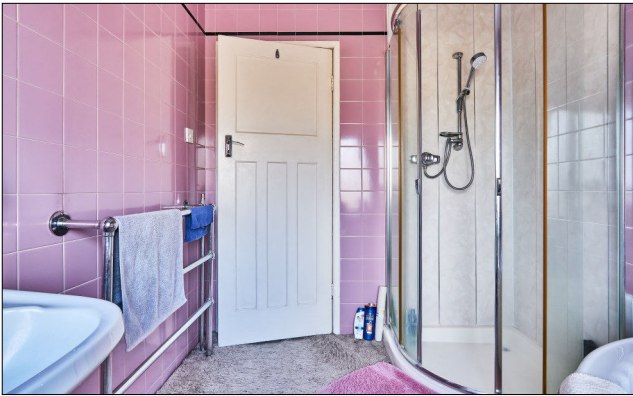


**Separate W.C.:**

With w.c. and tiled walls.

**Bathroom:**

With white suite comprising w.c., wash hand basin, corner bath, corner fully tiled shower cubicle, fully tiled walls and chrome towel rail.

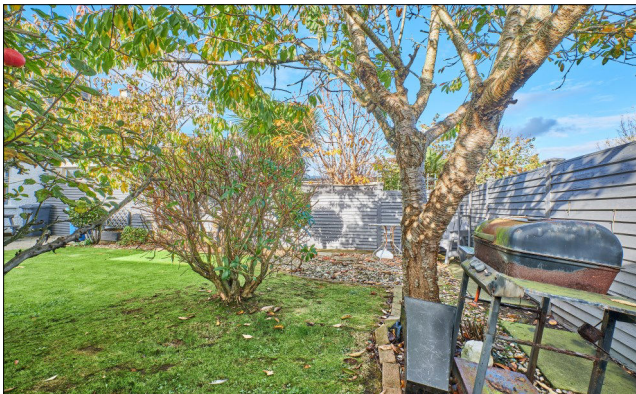


**SECOND FLOOR:**

**Landing:**

With storage cupboard.





### **SPECIAL FEATURES:**

- \*\* Partial PVC Double Glazed Windows
- \*\* Heating On Ground Floor is Oil & Electric On First Floor
- \*\* Very Popular Residential Location Close To All Local Amenities
- \*\* Burglar Alarm
- \*\* On the North West 200 Circuit With Excellent Vantage Points In Both Directions
- \*\* Extremely Large Garage Over Three Times The Length Of A Normal One

### **TENURE:**

Leasehold (£6.04 per annum)

### **CAPITAL VALUE:**

£200,000 (Rates: £1740.40 p/a approx.)





**Bedroom 4:**

With wash hand basin set in vanity unit. 11'6 x 9'3



**Bedroom 5:**

With 'Velux' window. 15'3 x 8'7



**Bedroom 6:**

With wash hand basin and vanity basin. 13'0 x 10'6



**EXTERIOR FEATURES:**

Outside to front there is a walled in lawn with established shrubbery and tarmac driveway extending to rear garage and additional tarmac driveway to front. Outside to rear there is a fenced in lawn with established trees, shrubbery and stoned area. Large garage 42'4 x 8'3 (Re-roofed)

