



**6 Coleraine Road, Portrush, BT56 8EA**



- 3 Bedroom 2 Reception Semi-Detached House
- Recently Refurbished & Modernised Throughout
- Sea Views From First Floor
- Oil Fired Central Heating
- Double Glazed Windows
- PVC Fascia, Soffit & Guttering
- Convenient Location Within Walking Distance To West & East Strand Beaches, Golf Course, Shops, Restaurants, Schools & All Other Local Amenities
- Easy Commuting Distance to Portstewart, Coleraine, Bushmills & All Major North Coast Attractions

This excellent 3 bedroom 2 reception semi detached house is situated on a prime location in the seaside town of Portrush. Recently refurbished and modernised throughout to the highest of specification, the property offers bright, well laid out accommodation.

Externally, the home is approached by a spacious tarmac driveway with ample parking. Garden to rear is fully enclosed and laid in lawn with patio area, selection of plants and shrubs and pedestrian access.

Located within minutes walking distance East & West Strand Beaches, Golf Course, shops, restaurants and amenities and also short drive to Portstewart and all other North Coast attractions.

### **Entrance Porch**

With tiled floor.

### **Hall**

With cloakroom comprising wc, wash hand basin and under stairs storage.

### **Dining Room**

With coving and wooden flooring.

3.38 m x 3.25 m

### **Lounge**

With feature fireplace, coving, wooden flooring and patio doors to rear.

4.95 m x 3.43 m

### **Kitchen**

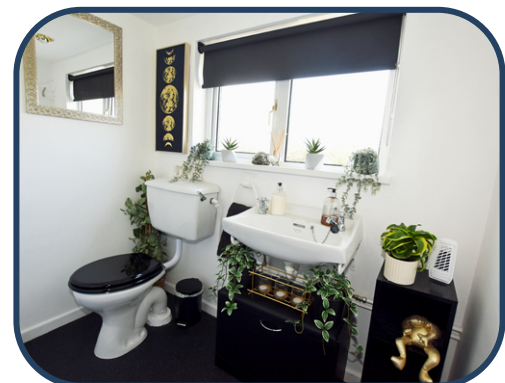
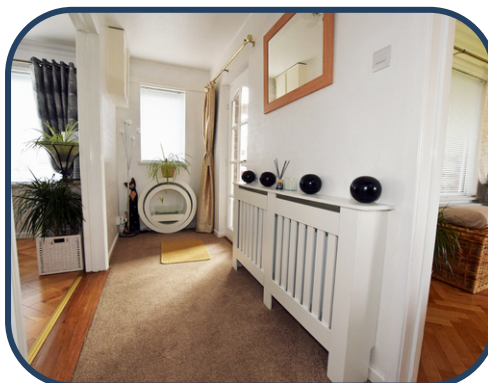
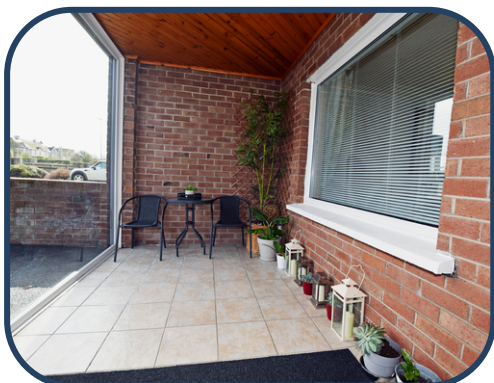
With fully fitted extensive range of eye and low level units, one and half bowl sink unit, integrated hob with extractor fan and glass splash back, integrated eye level oven, integrated fridge, integrated fridge freezer, integrated dishwasher, integrated washing machine and tumble dryer, feature centre island/breakfast bar.

7.11 m x 3.63 m

### **Store Room**

With roller door, light and power.

2.67 m x 2.57 m





## First Floor Landing

With hotpress with storage, immersion heater, access to insulated roofspace.

## Bedroom 1

With coving. En-suite comprising fully tiled walk in shower cubicle with electric shower, wc, wash hand basin and heated towel rail.

3.76 m x 2.77 m

## Bedroom 2

With built in wardrobes and coving.

4.50 m x 3.63 m

## Bedroom 3

With coving.

3.76 m x 3.45 m

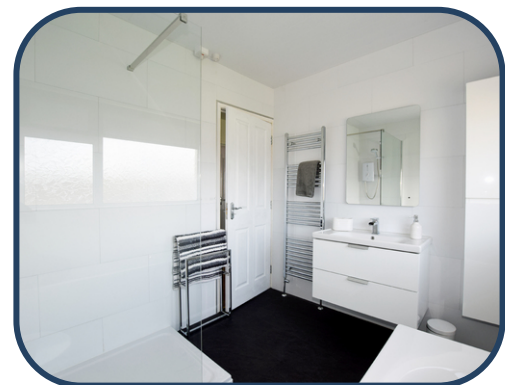
## Bathroom

Suite comprising fully tiled walk in shower cubicle with electric shower, bath, wc, wash hand basin, mirror with LED touch light, fitted storage unit and heated towel rail.

## Exterior Features

Property approached by tarmac driveway with screened areas with hedging and enclosed by wall. Boiler Room. Fully enclosed garden to rear laid in lawn with paved patio area, screened area, flower beds with selection of plants and shrubs. Outside light. Pedestrian access to rear.

**Estimated Domestic Rates Bill £1,209.65. Tenure Freehold.**





















Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		

## VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Bensons  
 9 Dunmore Street, Coleraine  
 Tel. 028 703043677/21133  
[www.bensonsni.com](http://www.bensonsni.com)

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2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
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4. All measurements quoted are approximate.
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