

51 Lever Road, Portstewart, BT55 7ED



SPECIFICATIONS

4 Bedrooms

1 Reception Room

Dual Central Heating

UPVC Double Glazed Windows

Off Street Parking



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		75
D 55-68		
E 39-54	53	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Offers Around - £140,000

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Only a 'wee dander' to the Promenade in the much sought after town of Portstewart and its renowned beaches; this deceptively spacious, four bedroom, mid-terrace offers superb living accommodation at an affordable price. Contact us today to arrange a viewing!

Accommodation Comprising:

* ENTRANCE HALLWAY with uPVC front door, under stair storage, phone point, laminate wood effect floor

* LIVING ROOM - (3.90m x 3.45m) multi-burning stove, granite hearth, tv point, recessed spotlights, archway to:



* KITCHEN/DINING AREA - (4.62m x 3.90m) range of eye and low level kitchen units, tiled between, under strip lighting, single drainer stainless steel sink unit with mixer tap, space for cooker, extractor fan, plumbed for washing machine, recessed spotlights, tiled floor



* BATHROOM - (2.02m x 1.66m) white suite inc. panel bath, folding bath screen, electric shower, wash hand basin, low level w.c., PVC clad walls, recessed spotlights, extractor fan, laminate tiled effect floor

FIRST FLOOR

* TURNED OPEN BALUSTRADE STAIRCASE LEADING TO:

* LANDING with hotpress, access to roofspace via slingsby ladder

* BEDROOM 1 - (3.70m x 2.67m) to widest point



* BEDROOM 2 - (4.25m x 3.29m) recessed spotlights, tv point

* BEDROOM 3 - (3.35m x 1.96m)

* BEDROOM 4 - (3.30m x 2.02m)



GENERAL FEATURES

- * FRONT GARDEN STONED, WITH PEDESTRIAN PATH TO REAR
- * FULLY ENCLOSED MATURE REAR GARDEN LAID IN LAWN AND PAVED PATIO
- * OUTSIDE TAP AND LIGHT
- * DUAL CENTRAL HEATING
- * DOUBLE GLAZED WINDOWS
- * uPVC FRONT AND BACK DOORS
- * BOILER HOUSE/ STORE
- * EXCELLENT DÉCOR THROUGHOUT
- * RATES - (2018/19) - £758.04



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