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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E		
21-38	F	36 F	
1-20	G		

PORTSTEWART

45 Burnside Road

BT55 7LD

Offers Over £325,000

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028 7083 2000
www.armstronggordon.com

A delightful three bedroom detached house situated within proximity to Portstewart Golf Club and the Strand Beach. Constructed circa late 1970's, this fine home offers modern and well proportioned accommodation throughout and would be ideal as a well located family home. Literally on your doorstep you will be able to take full advantage of many of the North Coast's finest attractions including championship golf courses, beaches and a wide choice of first class eating establishments. We are confident that on internal appraisal one will appreciate the home and location which is on offer so therefore highly recommend early internal appraisal.

Approaching Portstewart on the Coleraine Road take your first left at the first roundabout onto the Burnside Road. No 45 will be located on your right hand side before the first right onto Prospect Road.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

6'7 wide with solid wood floor.

Lounge: 17'0 x 10'8

With brick surround fireplace with tiled hearth, coving, wired for wall lighting, solid wood floor and open plan archway leading to:



Dining Area:

With coving and solid wood floor. 10'7 x 9'5



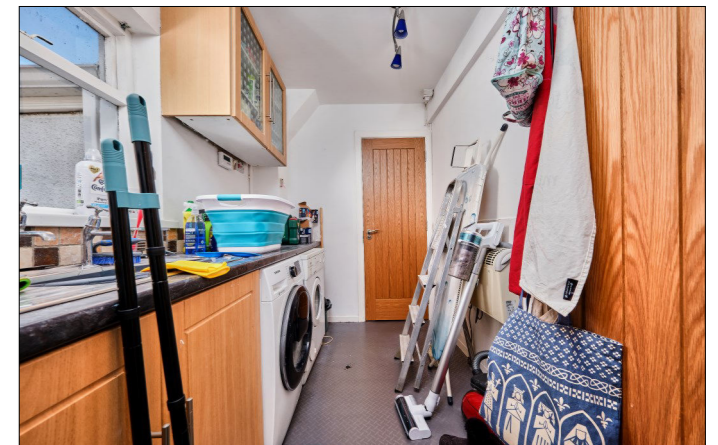
Kitchen:

With bowl and half stainless steel sink unit, high and low level built in units with tiling between, space for cooker, extractor fan above, space for fridge freezer, space for dishwasher, space for washing machine and tumble dryer, drawer bank, saucepan drawers, recessed lighting, laminate wood floor and pedestrian door leading to side of property. 15'3 x 10'6



Utility Room:

With stainless steel sink unit, high and low level built in units, plumbed for automatic washing machine and space for tumble dryer.



Separate W.C.:

With wash hand basin.

FIRST FLOOR:

Landing:

With coving and access to roof space.



Bedroom 1:

With coving and recessed lighting. 11'1 x 10'9



Bedroom 2:

With coving. 10'10 x 6'2



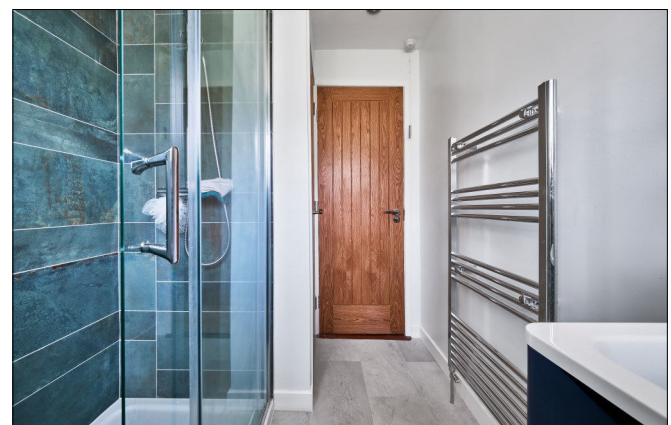
Bedroom 3:

With coving and recessed lighting. 11'0 x 7'7



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with rainfall mains shower, heated towel rail, recessed lighting, hot press and laminate wood floor.



Separate W.C.:

With wash hand basin with tiled splashback, feature glass blocks into hallway, recessed lighting and tiled floor.

EXTERIOR FEATURES:

Outside to rear there is a wall enclosed flagged patio area with raised flower beds with mature shrubbery. Concrete yard leading to outbuildings. Outside to front and side there is a wall and hedged enclosed laid in lawn garden extending to outbuildings.

Outbuildings: 32'0 x 10'5

Which is rewired, re-insulated, re-plumbed and is finished with solid wood floor. These have a range of uses with including office space, holiday accommodation, garage or workshop (subject to necessary consents).



SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Great Decorative Order Throughout
- ** Beautiful Mature Gardens & Paved Patio With Raised Flower Beds
- ** Superb Residential Location Close To Portstewart Golf Course & Strand Beach
- ** 5 Year Old Boiler & 2 Year Old Oil Tank

TENURE:

Leasehold

CAPITAL VALUE:

£130,000 (Rates: £1274.52 p/a approx.)

