


FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:
 First Time Buys
 Home Movers
 Remortgaging
 Holiday/ Second Homes
 Holiday Lets
 Buy To Let
 Co-Ownership

Other Financial Services:
 Mortgage Protection
 Life Insurance
 Critical Illness Cover
 Income Protection
 Buildings & Content Insurance
 Landlord Insurance



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF
 T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	66 D
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

4 Springfield Gardens

BT55 7AJ

Offers Over £184,500

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

028 7083 2000
 www.armstronggordon.com

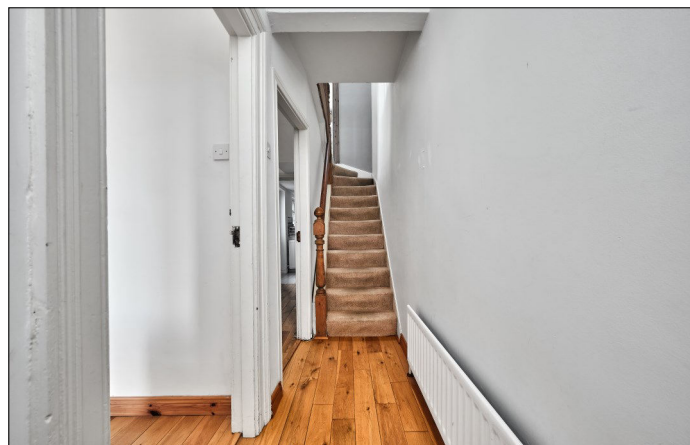
This is a charming three bedroom mid-terrace house located in the heart of Portstewart which possesses that all important feeling of warmth and character. This delightful home should meet the needs of a wide and varied range of potential purchasers. Well presented throughout and in good order, there are many fine features the property has to offer. Centrally located, the property also benefits from being situated to most, if not all local amenities including shops, schools, churches and all main bus routes into Coleraine and Portrush. Early inspection is highly recommended of this most delightful and conveniently located property.

Approaching Portstewart on the Coleraine Road, take you third left off the Diamond roundabout onto Church Street. Take your first right into Springfield Gardens and No 4 will be located on your left hand side.

ACCOMMODATION COMPRISES:

Entrance Hall:

3 wide with solid wood floor.



Lounge:

With Victorian style cast iron fireplace surround, tiled inset and solid wood floor. 12'3 x 11'6



Dining Room:

With recessed log burner, understairs storage and solid wood floor. 14'3 x 10'0



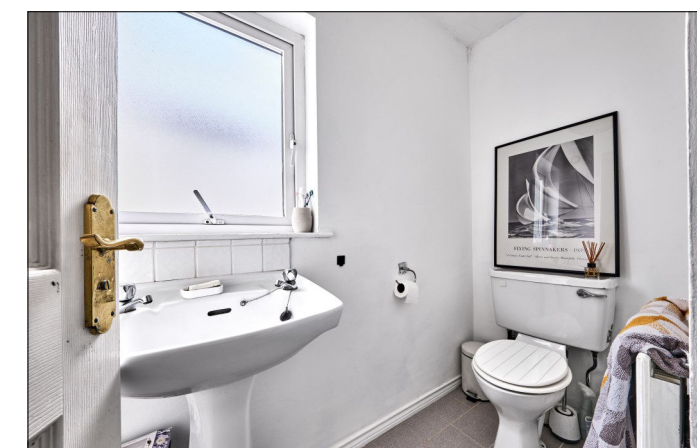
Kitchen:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, space for cooker, space for fridge, tiled floor and pedestrian door leading to rear garden. 9'4 x 6'3



Utility Room:

With plumbing for automatic washing machine, storage cupboard and tiled floor.



Separate W.C:

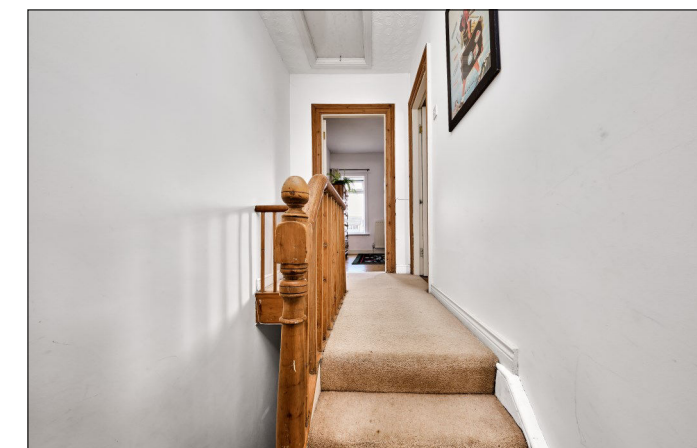
With wash hand basin and telephone mains hand shower.

Shower Room:

With w.c., wash hand basin, telephone mains hand shower, fully tiled walls, recessed lighting and tiled floor.

FIRST FLOOR:

Landing Return:



Bedroom 3/Office:

With storage cupboard housing gas boiler and solid wood floor.



FIRST FLOOR:

Landing:

With access to roof space.

Bedroom 1:

With solid wood floor. 15'2 x 9'5



Bedroom 2:

With solid wood floor. 10'0 x 9'9



EXTERIOR FEATURES:

Fully enclosed concrete yard to rear.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Town Centre Location
- ** Ideal For First Time Buyer

TENURE:

TBC

CAPITAL VALUE:

£85,000 (Rates: £833.34 p/a approx.)

