



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

**FREE INDEPENDENT FINANCIAL ADVICE**

**Mortgage Services:**

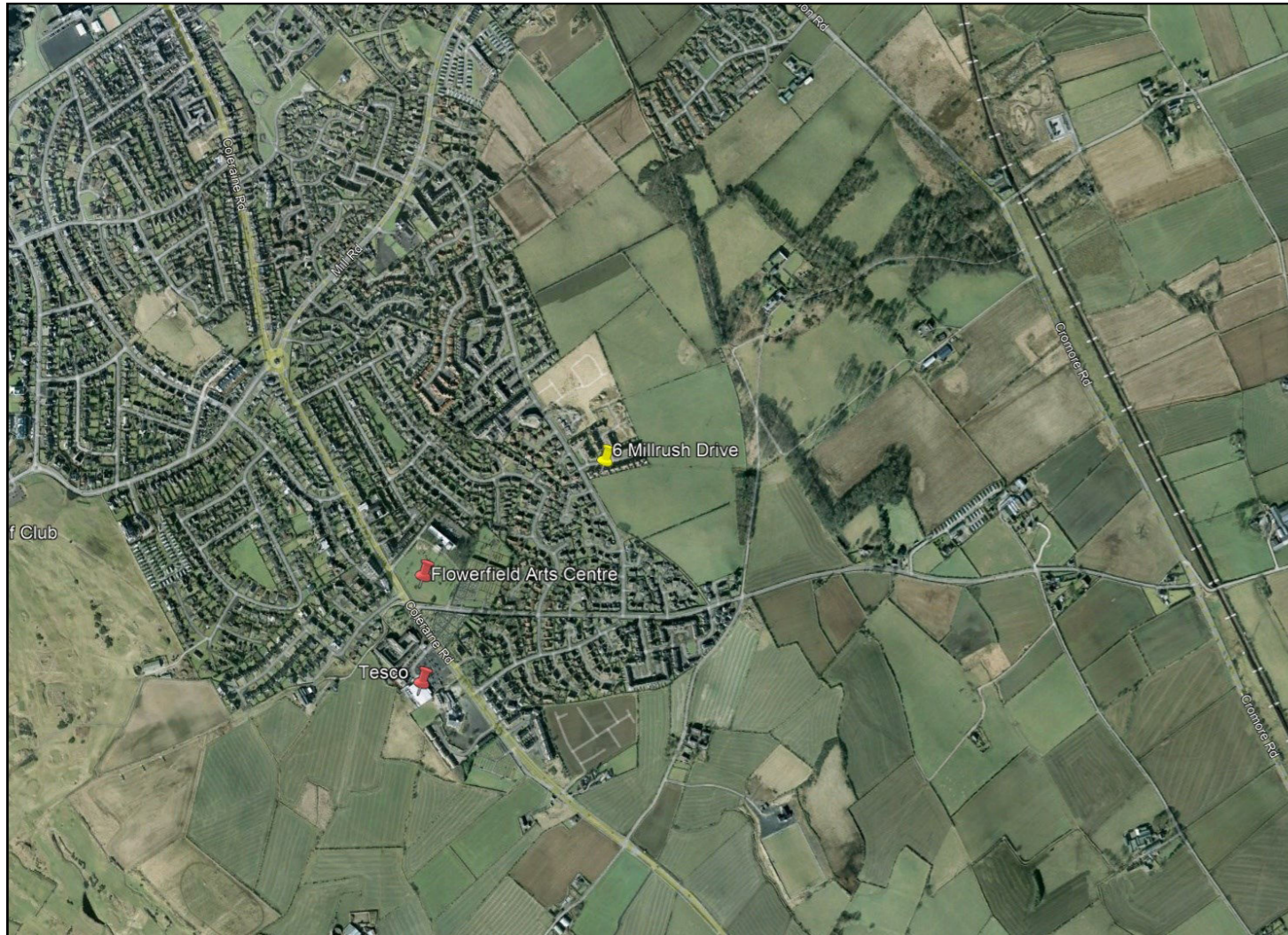
- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

**Other Financial Services:**

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



# 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	68 D
39-54	E		
21-38	F		
1-20	G		

## PORTSTEWART

6 Millrush Drive

BT55 7FX

Offers Over £299,500

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

A very well presented four bedroom detached house situated in a popular residential area on the edge of Portstewart. The property extends to approximately 1,399 sq. ft of living space and was constructed circa 2004 by Harrod Homes Ltd. Internally the property offers both bright and spacious accommodation throughout culminating in a very warm atmosphere right through and benefiting a spacious bright kitchen area to the rear of the property. Externally the property benefits from a fully enclosed rear garden and detached garage with an outlook from the rear onto rolling countryside fields. This beautiful home will undoubtedly suit a broad spectrum of purchasers especially young families. The property itself presents itself as a unique opportunity to procure an outstanding home in this beautiful part of the North Coast.

Approaching Portstewart on the Coleraine Road, turn right at Flowerfield Arts Centre onto Agherton Road. Take your third left onto Lissadell Avenue and third right again into Millrush Drive. No 6 Will be located on your right hand side.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

6'5 wide with under stairs storage cupboard and laminate wood floor.

**Separate W.C.:**

With wash hand basin with storage below, heated towel rail, half tiled walls and tiled floor.

**Lounge:**

With stone effect fireplace with cast iron inset and tiled hearth, picture rail and tiled floor. 14'1 x 13'3



**Utility Room:**

With single drainer stainless steel sink unit, low level units, plumbed for automatic washing machine, space for tumble dryer, extractor fan, laminate wood floor and pedestrian door leading to rear garden. 8'3 x 5'2



**Dining Room:**

With laminate wood floor and PVC French doors leading to rear garden. 10'9 x 10'3

**Kitchen/Dining Area:**

With matt black bowl and half sink unit with single drainer, high and low level built in units, ceramic hob, integrated oven with stainless steel extractor fan above, plumbed for automatic dishwasher, integrated fridge freezer, feature curved wall, drawer bank and laminate wood floor. 15'2 x 14'1



**FIRST FLOOR:**

**Landing:**

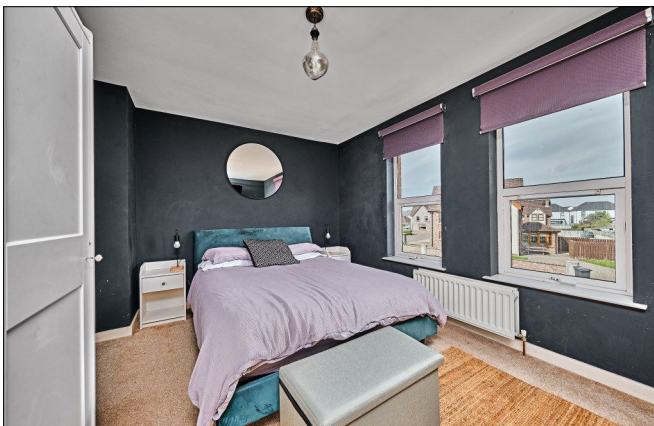
With hot press and access to roof space.

**Bedroom 1:**

14'2 x 10'6



**Ensuite** off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, heated towel rail and tiled floor.



**Bedroom 2:**

13'8 x 8'8



**Bedroom 3:**

10'9 x 8'8



**Bedroom 4:**

10'3 x 8'4



**Bathroom:**

With white suite comprising w.c., wash hand basin with storage below, telephone hand shower over bath, fully tiled walk in shower cubicle with electric shower, vertical heated towel rail, half tiled walls, extractor fan, recessed lighting and tiled floor.



**EXTERIOR FEATURES:**

Paviour driveway leading to detached garage 17'4 x 11'3 with roller door, light and power points. Garden to rear is laid in lawn and fenced in with paved patio area. Light to front and rear. Tap to rear. Garden to front is laid in lawn.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Private Garden To Rear
- \*\* Large Garden

**TENURE:**

TBC

**CAPITAL VALUE:**

£170,000 (Rates: £1666.68 p/a approx.)



