

For Sale

2 Millrush Park, Portstewart, BT55 7GY

Offers Over **£285,000**



Property Overview

- Detached Bungalow
- 3 Bedrooms, 1 Reception Room
- Oil fired central heating
- uPVC double glazed windows
- Choice corner site
- uPVC fascia, soffits and guttering
- Enclosed garden to the rear with trees and shrubs
- Tarmac driveway leading to detached garage
- Popular residential area of Portstewart
- Detached Garage 18' 6" X 9' 11"
- Rates: The assessment for the year 2024/2025 is £1764.72
- EPC Rating - E54

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Entrance Porch:

With uPVC glass panel front door, tiled floor, glass panel door to:

Entrance Hall:

With telephone point, access to roof space, storage cupboard, hot press.

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Lounge:

18' 7" X 15' 4" (5.67m X 4.67m) with mahogany surround fireplace, cast iron and tiled inset, tiled hearth, television point.

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Kitchen / Dining Area:

16' 1" X 15' 3" (4.9m X 4.65m) (L-shaped - Max) with oak eye and low level units including saucepan drawers and pelmet, one and a half bowl stainless steel sink unit, tiled between units, tiled floor, integrated Electrolux fridge / freezer, extractor fan, space for cooker.

Utility Room:

6' 9" X 5' 2" (2.07m X 1.58m) with low level units, single drainer stainless steel sink unit, tiled above worktop, tiled floor, plumbed for washing machine, space for tumble dryer, uPVC glass panel rear door.

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Bedroom 1:
11' 9" X 10' 8" (3.58m X 3.26m) with built in wardrobe, television point.

En-suite:
Comprising tiled shower cubicle with Mira Sport electric shower fitting, wash hand basin, w.c., half tiled walls, tiled floor, extractor fan.

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Bedroom 2:
12' 9" X 9' 9" (3.89m X 2.98m)



Bedroom 3:
9' 9" X 8' 6" (2.98m X 2.58m) with television point.

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Bathroom:

Comprising panel bath with telephone hand shower, tiled shower cubicle with Mira Sport electric shower fitting, wash hand basin, w.c., half tiled walls, tiled floor, extractor fan.

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EXTERIOR FEATURES:

Garden laid in lawn to the front and side, with abundance of shrubs to the side, enclosed by wall. Garden laid in lawn to the rear with trees and shrubs, enclosed by fencing with pedestrian gates to the sides. Paved patio area to the rear. Tarmac driveway leading to the detached garage. Outside light to the front, rear and over garage vehicular door. Water tap to the side. PVC oil tank behind the garage. Paviour path to the front door.

Detached Garage:

18' 6" X 9' 11" (5.64m X 3.03m) with roller and pedestrian doors, power and light, boiler.

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FLOOR PLANS



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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Property Location:

On approaching Portstewart along the Coleraine, turn right onto Agherton Road, then third left onto Lisadell Avenue, Millrush Park is the seventh cul-de-sac on the left hand side.

Tenure: Freehold

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		64
E 39-54	54	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Northern Ireland

EU Directive
2002/91/EC



Full EPC available on request

OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

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PROPERTY REFERENCE

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OUR OFFICE LOCATION



Google maps



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