## 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.





**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.





#### 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.





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.





#### 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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Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.

2. 3. 4. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of proto of the assumed that the property remains precisely as displayed in the photographs. parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only.

5. 6.

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- Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
- 7. 8. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

The particulars are prepared for the guidance only for prospective purchaser. They are Intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract

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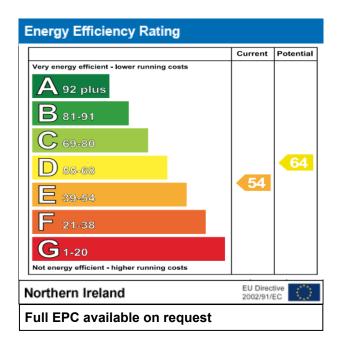


#### Property Location:

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





#### OUR OFFICE LOCATION

#### 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 COL0298 170425/AM





