



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

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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	57 D	62 D
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

11 Old Mill Grange

BT55 7GD

Offers Over £179,500

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A terrific opportunity to acquire a three bedroom semi-detached house situated in the Old Mill Grange area of Portstewart. Constructed circa 2000 by well known contractors O’Kane & Devine, the property is in good order and offers practical living with well laid out rooms. This delightful home offers both bright and spacious living accommodation and is complimented further by being close to the main road by being located at the top of the development. This is undoubtedly an excellent investment opportunity for those wishing to purchase in this beautiful part of the North Coast.

Approaching Portstewart on the Coleraine Road, take your third exit onto the Mill Road. Then take your fourth right after the Portstewart Medical Centre onto Lissadell Avenue and take your fourth right into Old Mill Grange. No. 11 will be located on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

5’10 wide with under stairs storage cupboard and laminate wood floor.

Lounge:

With cast iron fireplace with wood surround, tiled hearth and laminate wood floor. 16’4 x 11’4



Kitchen/Dining Area: 17’8 x 10’9

With stainless steel sink unit, high and low level built in cupboards with tiling between, space for cooker, integrated fridge freezer, integrated washing machine and tumble dryer and drawer bank.



FIRST FLOOR:

Landing:

With hot press, immersion heater and access to roof space.



Bedroom 1:

With wood floor. 10’9 x 10’ 9



Ensuite off with w.c., wash hand basin, fully tiled walk in shower cubicle and wood floor.



Bedroom 2:

With wood floor. 14’1 x 10’0





**Bedroom 3:**

With built in wardrobe and wooden floor. 8'5 x 7'11

**Bathroom:**

With white suite comprising w.c., wash hand basin, electric shower over bath, half tiled walls, extractor fan.

**EXTERIOR FEATURES:**

Outside to rear there is a walled and fenced in lawn. Outside to front there is a garden with established shrubs and tarmac driveway leading to side of property.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Driveway To Side
- \*\* Popular Student Rental Area

**TENURE:**

Leasehold

**CAPITAL VALUE:**

£125,000 (Rates: £1278.75 p/a approx.)

