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ARMSTRONG
GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

2 Enterprise Walk

BT55 7LA

Offers Over £165,000

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This is a charming 2 bedroom plus attic room attic mid terrace house located in the heart of Portstewart which benefits from a southerly facing garden area and communal parking to front and rear. This ideal family/holiday home should meet the needs of a wide and varied range of potential purchasers. In excellent order throughout, there are many fine features throughout. Centrally located, the property also benefits from being situated to basically 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 very well kept home.

From the Diamond round a bout in Portstewart continue onto the Coleraine Road. Enterprise Walk is on the right hand side just opposite the former police station.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

6’1 wide with glass panel walls and laminate wood floor.

Lounge:

With tiled surround fireplace with tiled hearth, recessed shelving and laminate wood floor. 14’5 x 11’6 Open plan to:



Kitchen/Dining Area:

With bowl and half single drainer stainless steel sink unit, range of high and low level units with tiling between, space for fridge freezer, space for cooker, extractor fan, plumbed for washing machine, integrated dishwasher, under stairs storage and tiled floor. 17’9 x 9’8



FIRST FLOOR

Landing:

Bedroom 1:

With solid wood floor. 12’1 x 10’9



Bedroom 2:

With built in storage cupboard. 14’6 x 8’6

Bathroom:

With white suite comprising w.c., wash hand basin with storage below, electric shower over bath and part tiled walls.



SECOND FLOOR:

Landing:

With access to eaves and ‘Velux’ window.

Attic Room:

With recessed light and ‘Velux’, access to eaves. 12’0 x 10’5



EXTERIOR FEATURES

Garden to rear is fully enclosed with paved patio and decked area. Garden to front is fully enclosed with paved patio area.

SPECIAL FEATURES

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Walking Distance To Popular Promenade
- ** 200 Metres From The Diamond & Popular Portstewart

TENURE

Freehold

CAPITAL VALUE

£90,000 (Rates: £920.70 p/a approx.)

