

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£375,000

FOR SALE



28 High Road, Portstewart, BT55 7BG

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

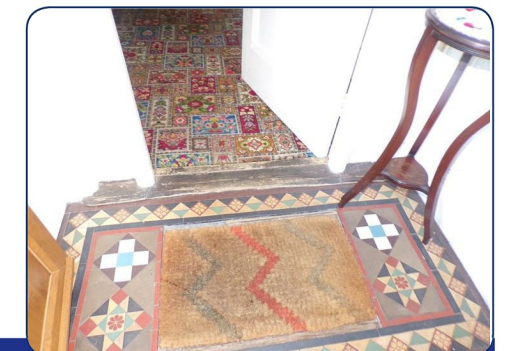
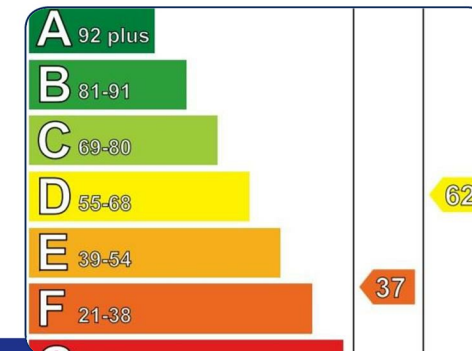
Daniel Henry
ESTATE AGENTS

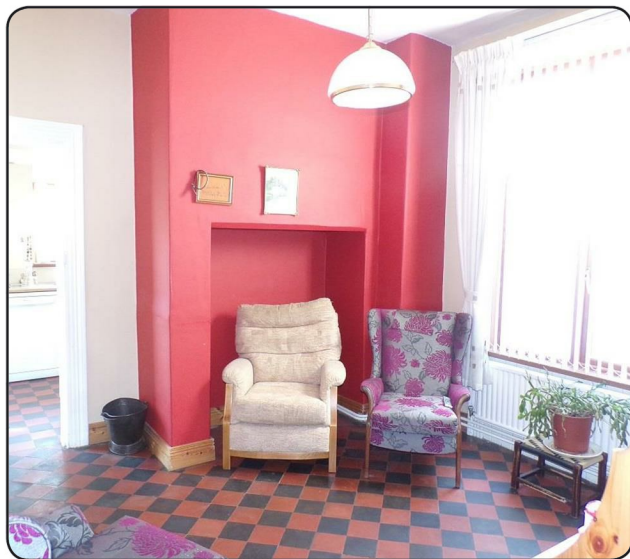
- SEMI DETACHED HOUSE
- 5 BEDROOMS / 3 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- DETACHED GARAGE
- SPECTACULAR SEA VIEWS
- EPC RATING - F

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. 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.
3. 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.
4. 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 parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference 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. 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.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

www.danielhenry.co.uk
www.propertypal.com





ACCOMMODATION

HALLWAY

Having understairs storage, ceiling cornicing, ornamental spindled staircase leading to first floor.

GUEST TOILET

Having whb and wc, tiled floor, plumbed for washing machine.

LOUNGE

16'4" x 12'10" (4.98m x 3.91m)

Having attractive Baxi grate fireplace, ceiling cornicing and centre rose.

DINING ROOM

13'9" x 12'10" (4.19m x 3.91m)

Having tiled fireplace with carved surround and Baxi grate, ceiling cornicing.

FAMILY ROOM

11'8" x 9'9" (3.56m x 2.97m)

Having tiled floor.

KITCHEN

10'3" x 7'11" (3.12m x 2.41m)

Having range of eye and low level units, tiling between units, hob, extractor fan, single drainer stainless steel sink unit with mixer taps, double oven, tiled floor.

FIRST FLOOR

LANDING

Having walk in hotpress, wc off.

MASTER BEDROOM

16'5" x 11'11" (5.00m x 3.63m)

Having built in cupboard, whb vanity unit.

BEDROOM 2

13'9" x 11'10" (4.19m x 3.61m)

Having whb.

BEDROOM 3

10'2" x 8'3" (3.10m x 2.51m)

BATHROOM

Comprising bath with handles, whb, walk in shower, recessed lighting, wooden ceiling, fully tiled walls.

SEPARATE WC

SECOND FLOOR

ATTIC ROOMS

Access off landing to attic storage.

BEDROOM 4

12'1" x 10'8" (3.68m x 3.25m)

BEDROOM 5

12'1" x 11' (3.68m x 3.35m)

EXTERIOR FEATURES

DOUBLE LENGTH GARAGE 35' x 10'9" Having sliding door, light and power points, rear window and side door.

Garden shed.

Utility shed.

Outside wc.

Concrete yard with steps leading to raised lawn.

Brick pavia driveway to front.

ESTATE AGENTS ACT

The vendor of this property is a relative of an estate agent within the meaning of the Estate Agents Act and a declaration is hereby made in accordance Section 21 of that Act.

