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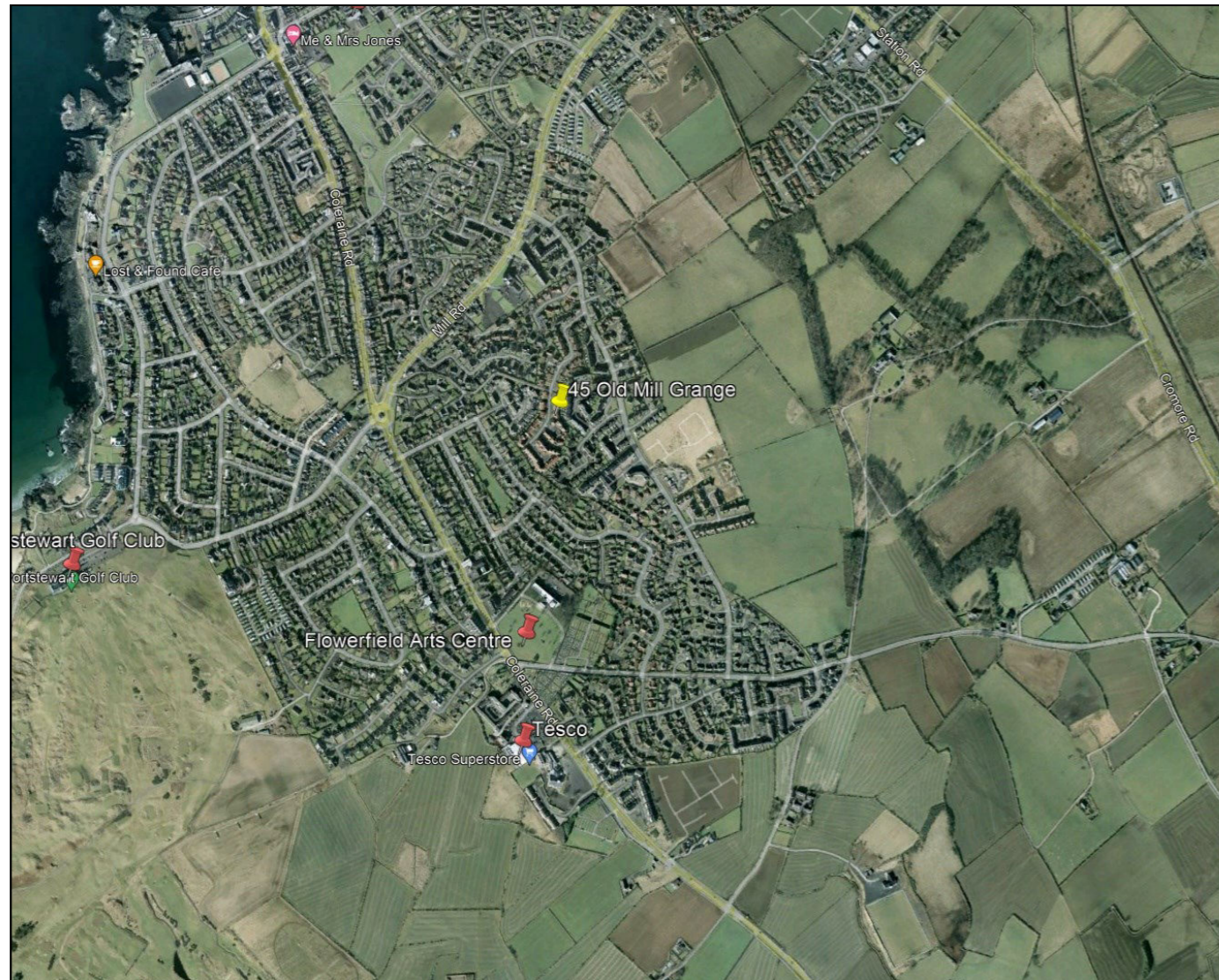
**ARMSTRONG GORDON**

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



# ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF  
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

## PORTSTEWART

45 Old Mill Grange

BT55 7GE

Offers Over £168,500

028 7083 2000  
www.armstronggordon.com

A great 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 decent order throughout and offers both bright and spacious living accommodation and is complimented further by enclosed garden area to rear and private parking to front. This is undoubtedly a great opportunity for those wishing to purchase in this beautiful part of the North Coast at an affordable price.

Approaching Portstewart on the Coleraine Road, take your third left at the Burnside Road roundabout onto Mill Road. At Portstewart Medical Centre turn right onto Lissadell Avenue and then take your fourth right into Old Mill Grange. No 45 will be located on your left hand side.

**ACCOMMODATION COMPRISES:**

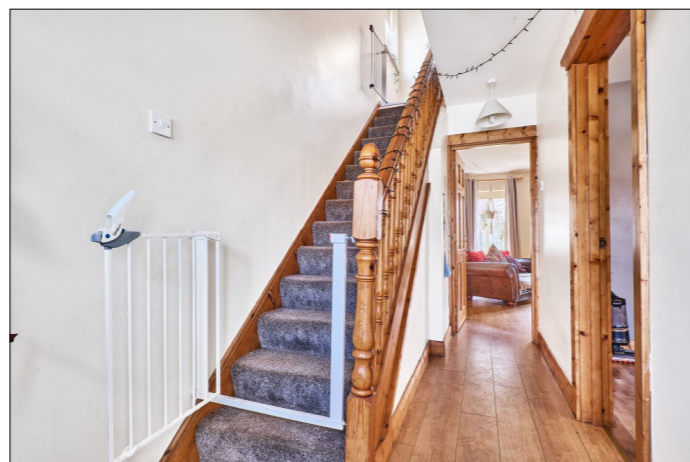
**Entrance Hall:**

5’7 wide with laminate wood floor.

**Lounge:**

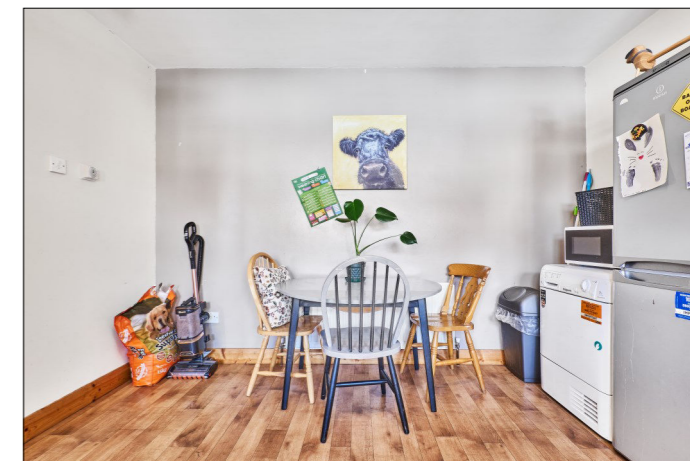
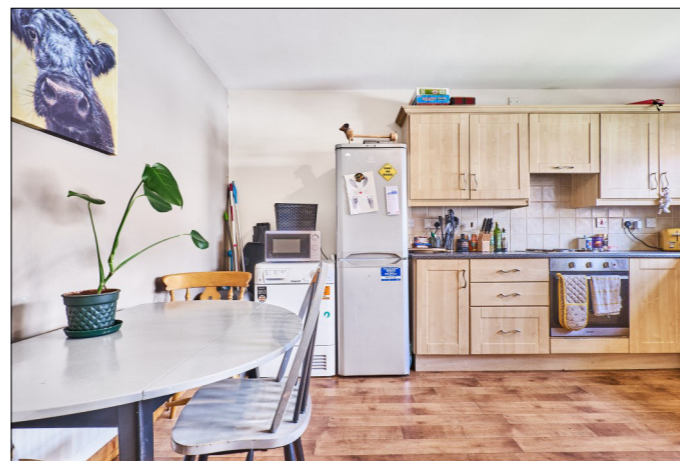
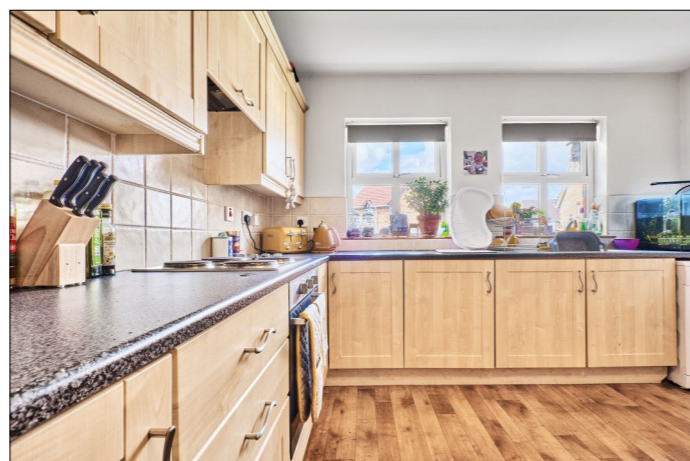
With recess for fire with tiled hearth, under stairs storage cupboard and laminate wood floor.

16’4 average x 13’0



**Kitchen:**

With single drainer stainless steel sink unit, high and low level units with tiling between, integrated hob, stainless steel oven and extractor fan above, space for fridge freezer, plumbed for automatic washing machine and sliding patio doors leading to rear garden. 14’0 x 11’6



**FIRST FLOOR:**

**Landing:**

With hot press and access to roof space.



**Bedroom 1:**

With ‘Velux’ window and laminate wood floor. 13’1 x 10’5



**Bedroom 2:**

With laminate wood floor. 14’0 x 9’9



**Bedroom 3:**

With built in wardrobe. 8'8 x 8'8

**Bathroom:**

With white suite comprising w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, bath with tiled surround, extractor fan, 'Velux' window and tiled floor.

**EXTERIOR FEATURES:**

Garden to rear is laid in lawn and fenced in with paved patio area. Light to front and rear. Tap to front. Boiler to rear. Tarmac driveway to front and side. Garden to front is laid in lawn.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Fully Enclosed Garden To Rear
- \*\* Private Parking To Front

**TENURE:**

Leasehold

**CAPITAL VALUE:**

£125,000 (Rates: £1163.13 p/a approx.)

