



1 LEVER ROAD, PORTSTEWART



X 4



X 1



X 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £250,000

1 LEVER ROAD, PORTSTEWART

This charming, semi detached chalet bungalow is located in the heart of Portstewart, offering excellent accommodation throughout and boasting a spacious, enclosed rear garden. It's central location provides convenient access to all of Portstewart's amenities, including The Promenade, Cliff Walk and The Strand all just a short distance away. Whilst the property requires modernisation, it presents an excellent opportunity to acquire a home with significant potential in a prime residential area of the town.

FEATURES

- Mains gas central heating.
- Double glazed windows.
- Large fully enclosed garden to the rear with patio area.
- Off street car parking and garage.
- Central location.
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ADDITIONAL INFORMATION

TENURE:

ANNUAL RATES: £1,127.46

ANNUAL SERVICE CHARGE: £0

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE PORCH

1.40 m x 1.59 m (4'7" x 5'3")

Tiled floor.

HALLWAY

4.56 m x 2.55 m (15'0" x 8'4")

Original parquet flooring (under carpet); cloaks cupboard.

DINING KITCHEN

6.15 m x 3.72 m (20'2" x 12'2")

Range of fitted units; laminate work surfaces; stainless steel sink unit; space for cooker with extractor over; space for under counter fridge; plumbed for washing machine; part vinyl floor; door to rear; Dining Area with stone fireplace and built in units.

LOUNGE

6.24 m x 3.72 m (20'6" x 12'2")

Original chimney (currently boarded); feature glass panelled wall to hallway.

BEDROOM 1

3.31 m x 3.49 m (10'10" x 11'5")

Double bedroom to the front.

BEDROOM 2

3.09 m x 3.07 m (10'2" x 10'1")

Double bedroom to the rear; built in wardrobe.

BEDROOM 3

2.56 m x 1.90 m (8'5" x 6'3")

Single bedroom to the side.

BATHROOM

3.04 m x 2.02 m (10'0" x 6'8")

Compact tiled bath; wet room style shower with rainfall head; toilet; vanity unit with wash hand basin; chrome towel radiator; plantation shutters; partly tiled walls; tiled floor; extractor fan.

FIRST FLOOR

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LANDING

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Access to eaves and attic storage; gas boiler.

BEDROOM 4

3.93 m x 3.28 m (12'11" x 10'9")

Dormer window to the rear; built in storage.

EXTERIOR

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GARAGE

5.56 m x 2.73 m (18'3" x 8'11")

Single garage; roller door; power & light.

OUTSIDE FEATURES

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- Large enclosed garden to the rear with paved patio area.
- Outside store.
- Enclosed garden area to the front.
- Concrete parking area to the side (accessed via shared lane).
- Outside light & tap.



Regulated
by RICS



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