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 Mortgage & Protection Advice
 Mortgage & Mortgage Protection - Life Insurance - Critical Illness Cover
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To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	66 D
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

42 Lever Road

BT55 7EB

Offers Over £139,500

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A charming 3 bedroom mid terrace house located in the heart of Portstewart with parking layby to front and private front and rear garden. This superb centrally located home should meet the needs of a wide and varied range of potential purchasers. The property is situated in one of the most centrally located positions Portstewart has to offer Centrally located, the property also benefits from being situated to most 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 conveniently located property which is priced extremely keenly for the local market .

On leaving Portstewart Promenade take a left at the Diamond roundabout and turn right into Lever Road. No. 42 will be on the right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

5'2 wide with stairs to first floor.

Lounge:

With tiled fireplace and hearth. 14'3 x 14'1



Kitchen / Dining :

With single drainer stainless steel sink unit, range of high and low level units with tiling between, space for cooker, fridge freezer, plumbed for automatic washing machine, under stairs storage. 17'3 x 10'2



FIRST FLOOR:

Landing:

Bedroom 1:

With built in wardrobe and over head storage, laminate wood floor. 12'1 x 8'10

Bedroom 2:

10'10 x 10'1

Bedroom 3:

With built in wardrobe and over head storage, laminate wood floor. 9'1 x 8'4

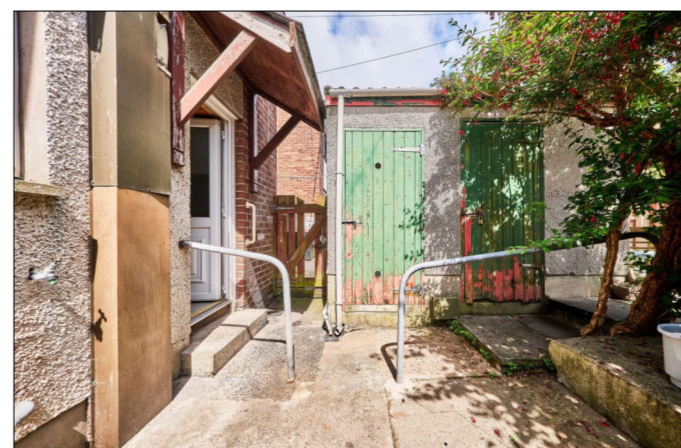
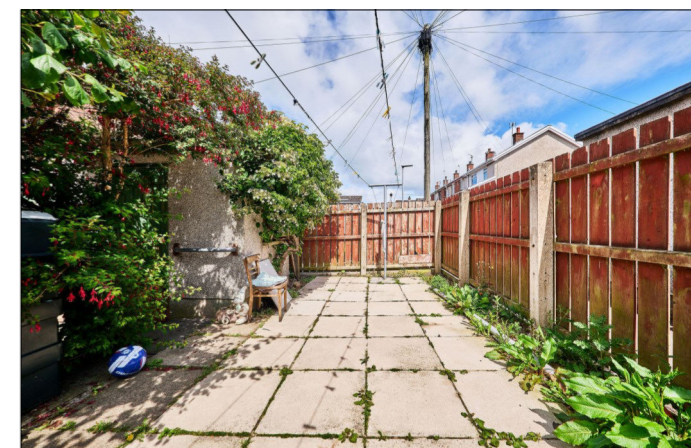
Shower Room:

With w.c., wash hand basin, fully tiled walk in shower area with mains shower, half tiled walls, extractor fan.

EXTERIOR FEATURES:

Paved enclosed garden area to rear with boiler house and additional out house.

Garden to front laid in lawn.



SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Popular Residential Location
- ** Close To Most Local Amenities

TENURE:

Leasehold

CAPITAL VALUE:

£90,000 (Rates: £882.36)