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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
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

'Beach Haven'
69 Old Mill Grange
BT55 7GE
Offers Over £164,500

028 7083 2000
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A great opportunity to acquire a three bedroom mid-terrace house situated in the Old Mill Grange area of Portstewart. Constructed circa 2000 by well known contractors O’Kane & Devine, the property is in good order throughout and offers both bright and spacious living accommodation and is complimented further by enclosed garden area to rear and 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. Take your first left into the first cul de sac and No 69 will be located on your right hand side.

ACCOMMODATION COMPRISES:

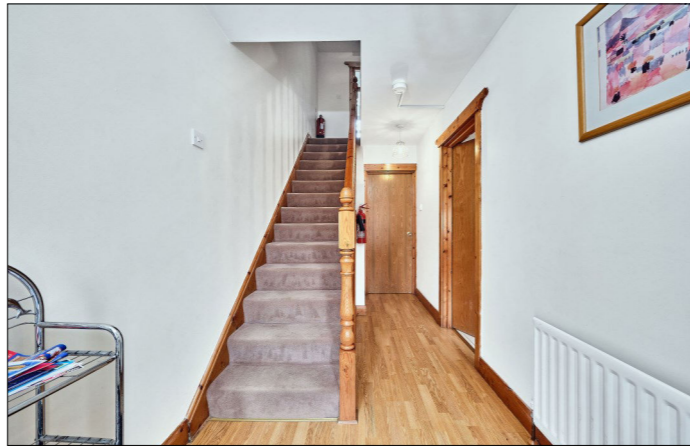
GROUND FLOOR:

Entrance Hall:

6’0 wide with laminate wood floor.

Kitchen/Dining Area: 14’7 x 11’1

With single drainer stainless steel sink unit, high and low level built in units with tiling between, space for fridge freezer, cooker with extractor fan above, plumbing for automatic washing machine, space for tumble dryer and tiled floor.



Lounge:

With fireplace with wood mantle and slate hearth, under stairs storage and door leading to rear garden. 17’6 max x 13’0



FIRST FLOOR:

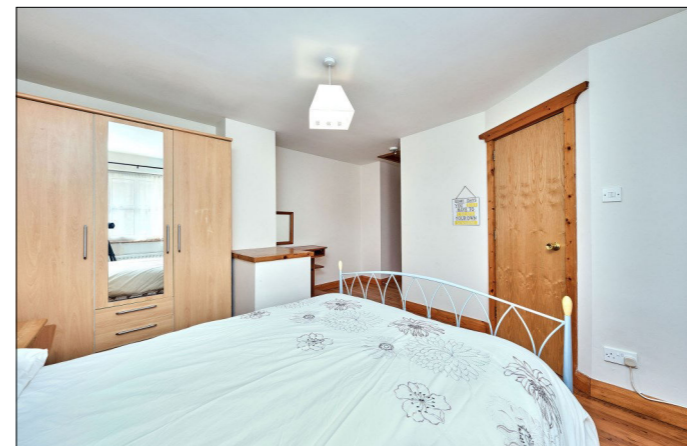
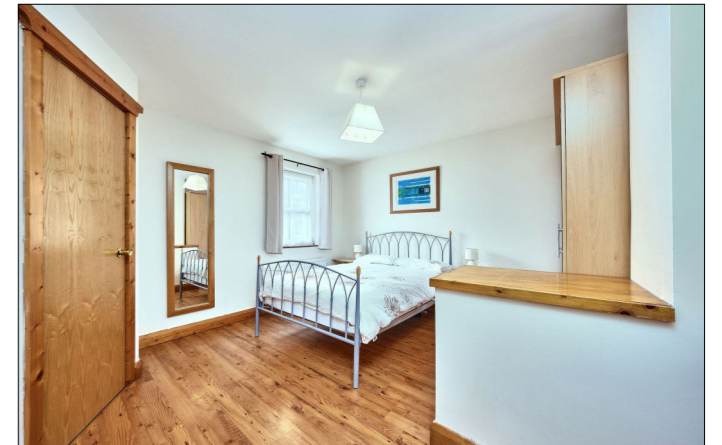
Landing:

With hot press and laminate wood floor.

Bedroom 1:

With access to roof space and laminate wood floor. 16’3 max x 13’0

Ensuite off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, extractor fan and tiled floor.



Bedroom 2:

With laminate wood floor. 14'6 x 10'7



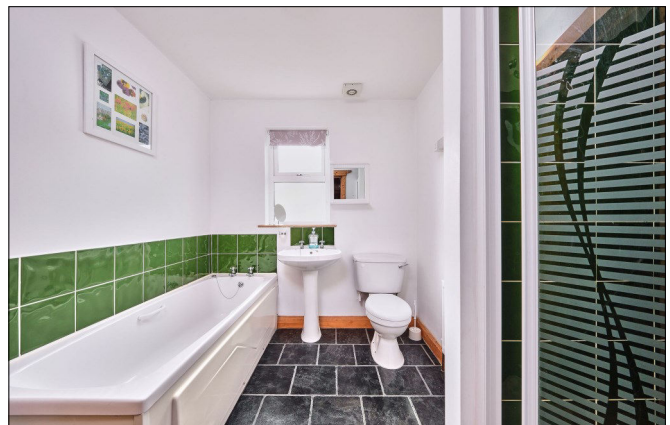
Bedroom 3:

With built in wardrobe and laminate wood floor. 9'1 x 8'7



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, shaver point and light, extractor fan and tiled floor.



EXTERIOR FEATURES:

Paviour parking to front. Garden to rear is fenced in and fully paved with surrounding hedging. Light to front and rear. Boiler house and shed to rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Fully Enclosed Garden To Rear
- ** Located In Well Established Student Rental Area
- ** Good Decorative Order Throughout

TENURE:

Leasehold

CAPITAL VALUE:

£130,000 (Rates: £1470.60 p/a approx.)

