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# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	50 E	
21-38	F		
1-20	G		

## PORTSTEWART

8 Enterprise Walk

BT55 7LA

Offers Over £164,500

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This is a charming 3 bedroom plus floored attic mid terrace house located in the heart of Portstewart which benefits from a fully paved southerly facing garden area. This ideal family/holiday home should meet the needs of a wide and varied range of potential purchasers. In excellent order throughout, there are many fine features throughout. Centrally located, the property also benefits from being situated to basically most, if not all 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 very well kept home.

From the Diamond round a bout in Portstewart continue onto the Coleraine Road. Enterprise Walk is on the right hand side just opposite the former police station.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Porch:**

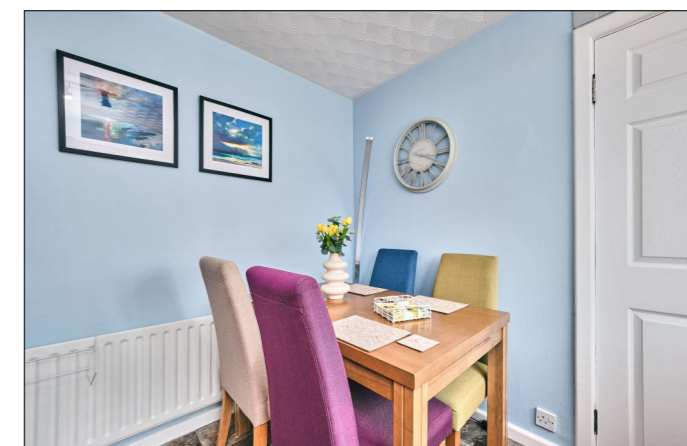
**Lounge:**

With laminate wood floor. 14'5 x 11'6



**Kitchen/Dining Area: 12'5 x 10'2**

With stainless steel sink unit, range of high and low level units with tiling between, space for cooker, extractor fan above and tiled splashback, space for fridge freezer, plumbed for automatic washing machine, drawer bank and under stairs storage cupboard.



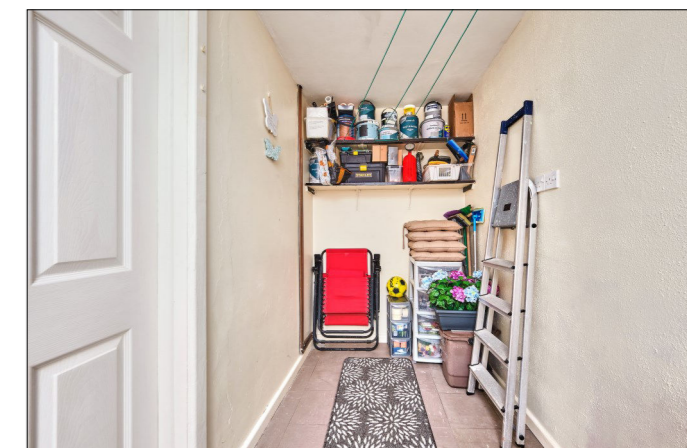
**Utility Room:**

With tiled floor. 10'2 x 5'4

**FIRST FLOOR:**

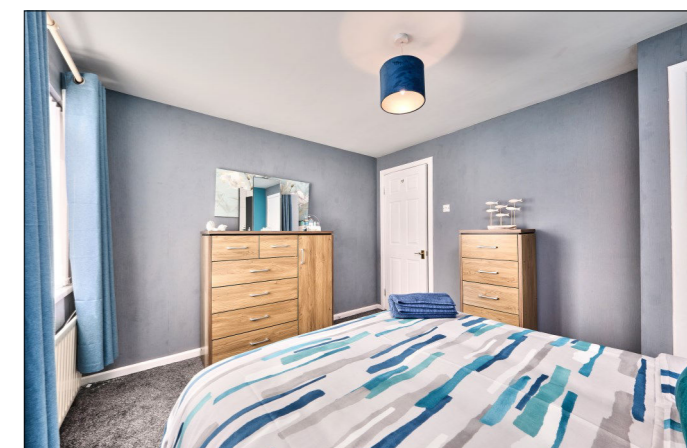
**Landing:**

With hot press, immersion heater and access to roof space.



**Bedroom 1:**

With built in wardrobe. 12'2 x 10'2



**Bedroom 2:**

10'6 x 6'8





**Bedroom 3:**

9'0 x 7'9



**Bathroom:**

With white suite comprising w.c., wash hand basin, bath with telephone hand shower and fully tiled walls



**EXTERIOR FEATURES:**

Outside to rear there is a walled in, fully paved garden with southerly aspect. Outside to front there is a fully paved walled in garden area.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows & Doors
- \*\* Very Popular Centre Location
- \*\* Excellent Decorative Order
- \*\* Communal On Street Parking To Front & Rear

**TENURE:**

TBC

**CAPITAL VALUE:**

£90,000 (Rates: £882.36 p/a approx.)





