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ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

5 Lever Road

BT55 7BN

Offers Over £285,000

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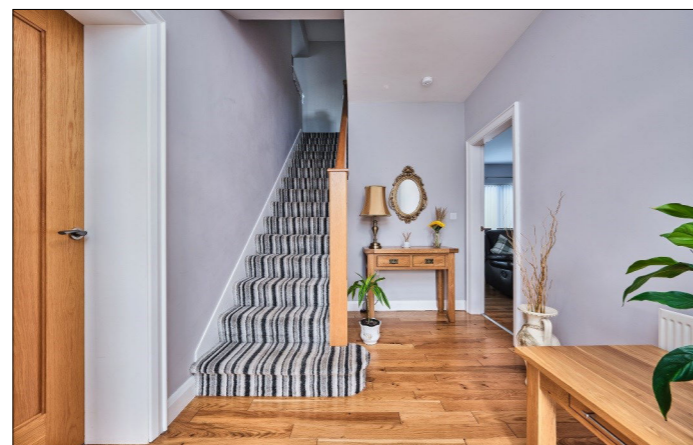
Absolutely stunningly modernised semi detached house situated within close proximity to Portstewart Promenade and all local amenities. Everything has been extensively renovated inside this property with new bathrooms/kitchens/ décor , flooring etc .There is excellent family accommodation throughout, the property has been well maintained over the years and offers excellent accommodation along with mature gardens to front and rear. The rear garden is located on a separate title and has a vehicle row so may offer some type of development opportunity subject to consents . The selling agents strongly recommend early internal inspection.

Travelling into Portstewart from Coleraine on the main Coleraine Road turn right at the Diamond Roundabout and right again onto Lever Road. Number 5 is located on your left hand side.

ACCOMMODATION COMPRISES:

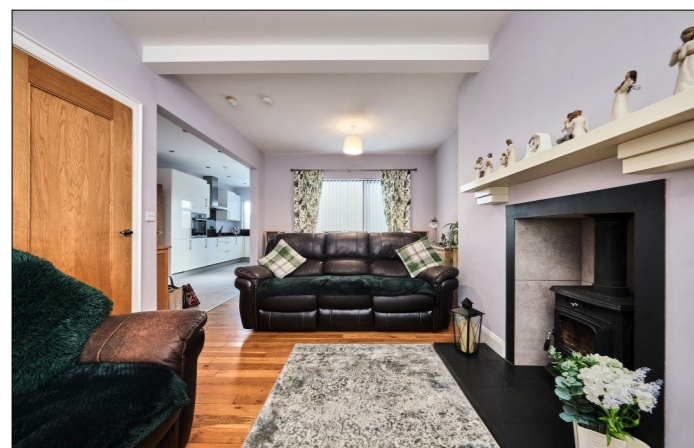
Entrance Hall:

7'7 wide with solid wood floor.



Lounge:

With tiled recessed hearth with multi burner with tiled hearth. 21'7 x 11'5



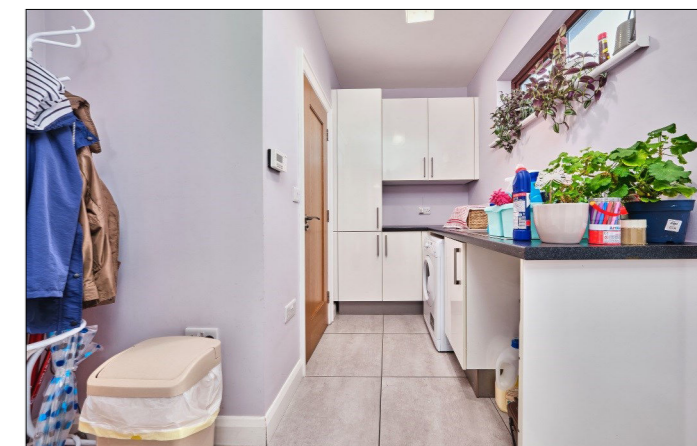
Kitchen/Dining Area:

With bowl and half single drainer stainless steel sink unit, set in granite worktop and upstands, integrated ceramic hob, stainless steel extractor fan, integrated fridge freezer, eye level oven, dishwasher, saucepan drawers, tiled floor, recessed lighting and large built in storage cupboard. 21'7 x 11'5



Utility Room:

With single drainer stainless steel sink unit with tiling above, range of high and low level units, plumbed for automatic washing machine, space for tumble dryer, tiled floor, door leading to rear garden and door leading to dining room/ bedroom. 13'7 x 8'4

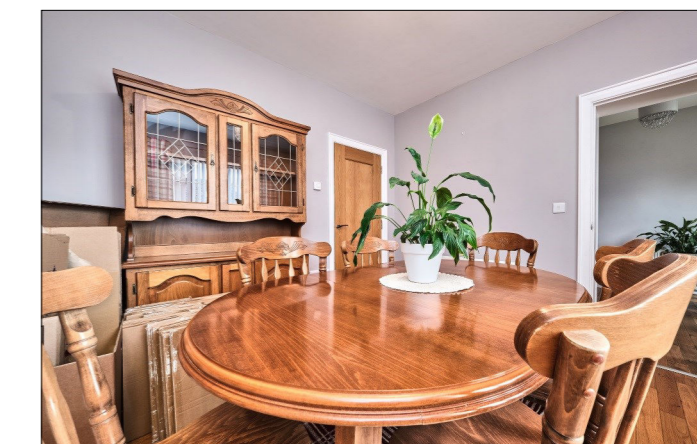


Separate W.C.:

With wash hand basin with tiled splashback, extractor fan and tiled floor.

Dining Room/Bedroom 5:

With solid wood floor. 11'9 x 10'9



FIRST FLOOR:

Landing:

With access to roof space and hot press.



Bedroom 1:

14'3 x 10'9



Ensuite:

With fully tiled walk in shower cubicle with mains shower, w.c., wash hand basin with tiled surround, heated towel rail, tiled floor, recessed lighting and extractor fan.



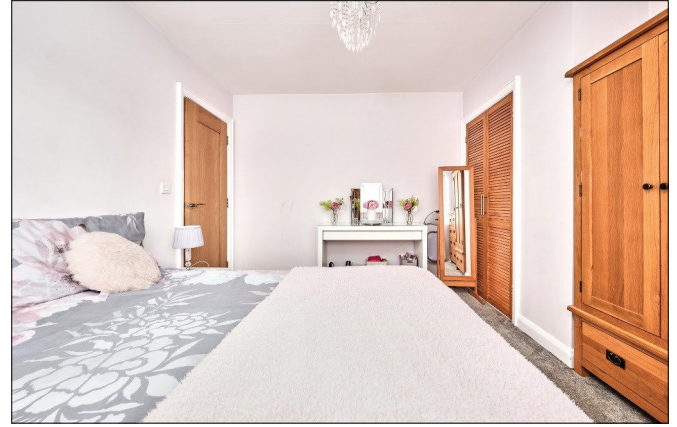
Bedroom 2:

With built in wardrobes with louvre style doors. 12' x 11'1



Bedroom 3:

With built in wardrobes with louvre style doors. 10'4 x 9'2

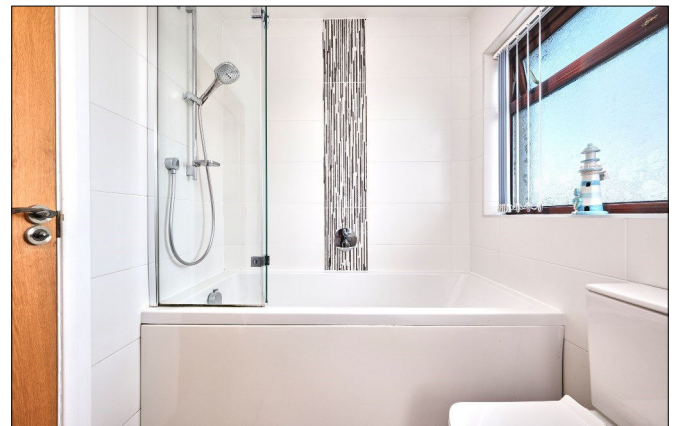
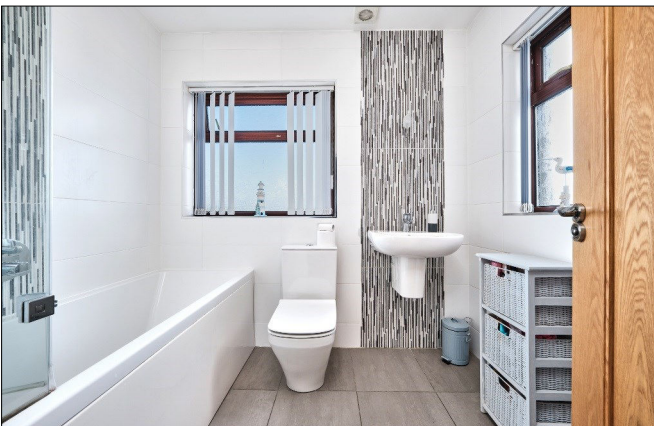


Bedroom 4:

8'4 x 7'5

Bathroom:

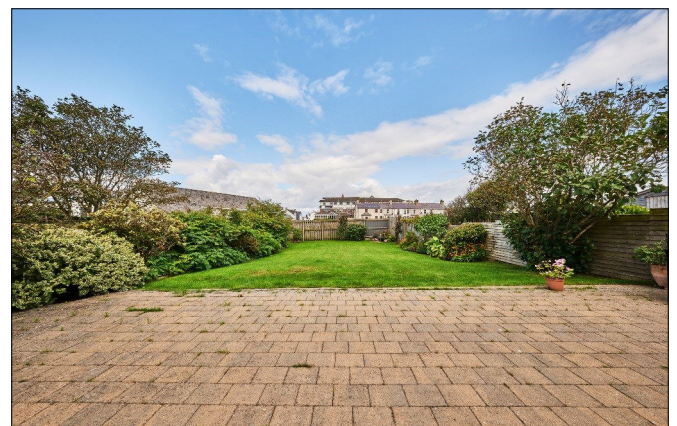
With white suite, w.c., wash hand basin, telephone hand shower over bath, heated towel rail, fully tiled walls, tiled floor, recessed lighting and extractor fan.



EXTERIOR FEATURES:

Open porch with tiled steps leading to front door. Garden to front is fully enclosed and laid in lawn with paved path.

Garden to rear is accessed by a concrete right of way and is laid in lawn with paviour patio area and established shrubs and plants. Storage room to rear 14' x 8'3 with light and power points. Lights to front, side and rear. Boiler house and tap to rear.





SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Large Garden To Rear
- ** Located Within Walking Distance To The Promenade
- ** Right Of Way To Side Of No. 7 Lever Road With Access To Large Garden & Parking
- ** Off Street Parking For 2 Cars

TENURE:

House & Front Garden - Leasehold
Rear Garden (With Access) - Freehold

CAPITAL VALUE:

£160,000 (Rates: £1,568.64 p/a approx.)

5 Lever Road, Portstewart—House & Garden (Leasehold)



Land & Property Services
 Seirbhísí Talún & Maoine
 THE LAND REGISTRY | CLÁRLANN NA TALÚN

Date: 24 Aug 2024
 County: Londonderry
 Folio: LY78676L
 Scale: 1:1250
 Our Ref: 2024/683222
 Your Ref:
 Map Ref(s): 00516SW1,00516SW3

Sheet 1 of 1

Key to folio labels:

a - LY78676L

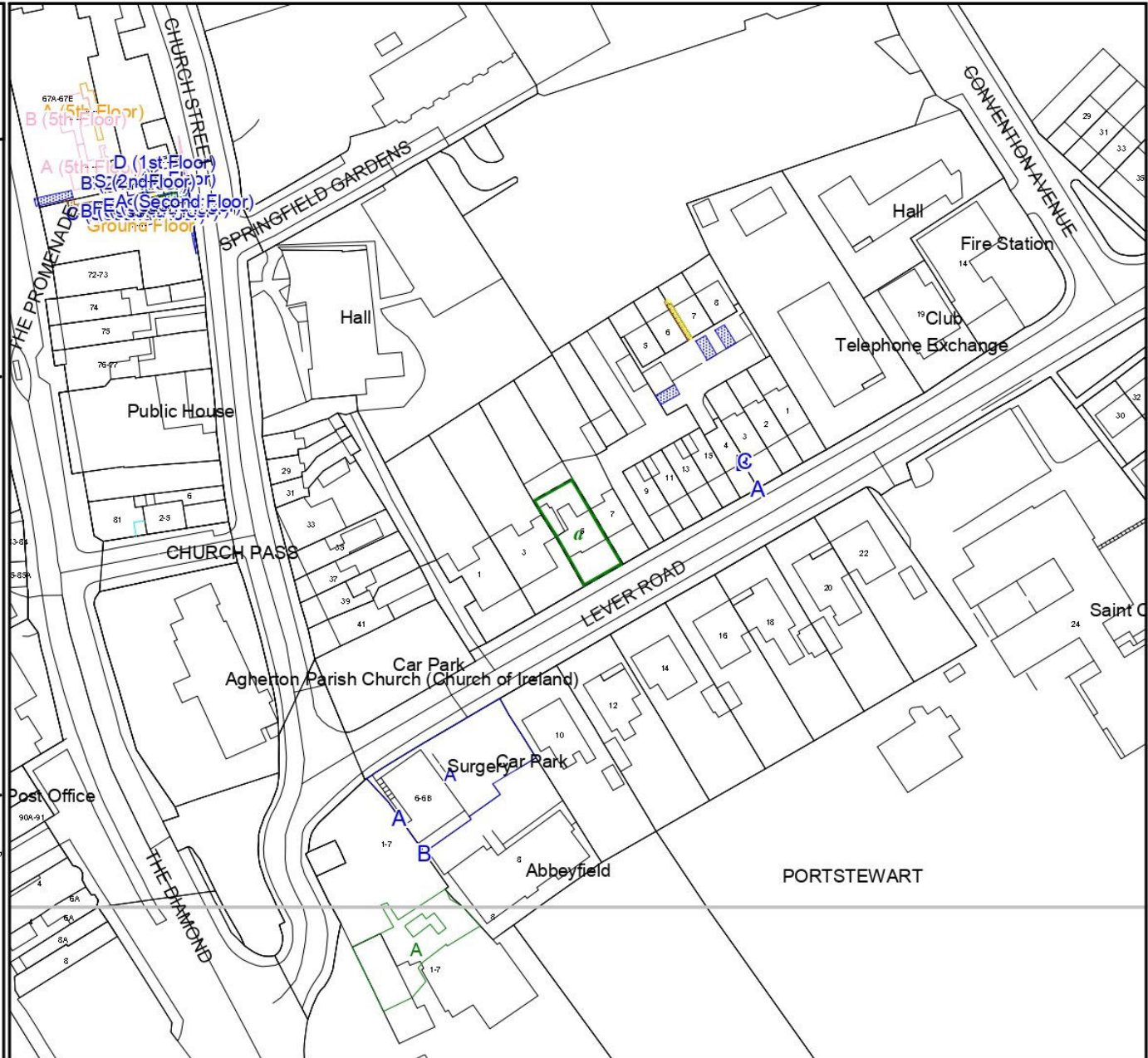
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This map has been prepared using the largest scale Land Registry map available for the area. Any future Deed map should be based on the largest scale OS Irish Grid Plan available for the area.
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5 Lever Road, Portstewart— Rear Garden (Freehold)



Land & Property Services
Seirbhísí Talún & Maoiné
THE LAND REGISTRY | CLÁRLANN NA TALÚN

Date: 24 Aug 2024
County: Londonderry
Folio: LY78677
Scale: 1:1250
Our Ref: 2024/683221
Your Ref:
Map Ref(s): 00516SW1,00516SW3

Sheet 1 of 1

Key to folio labels:

a - LY78677

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