



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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**ARMSTRONG GORDON**



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**PORTSTEWART**

33 Fairfield Road

BT55 7HX

Offers Over £245,000

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A wonderful opportunity to acquire a three bedroom semi-detached house in good order throughout. Internally the property is well presented and has the added benefit of being situated in an exceedingly popular and well established residential area. Externally the property benefits from a very generously proportioned rear garden. Within proximity you have the convenience of Flowerfield Arts Centre, shops and a local Tesco. This property should appeal to a wide spectrum of potential purchasers and we therefore highly recommend early internal appraisal at your earliest convenience.

Approaching Portstewart on the Coleraine Road, take your last right before the Burnside roundabout into Fairfield Road. Drive straight ahead and turn left at the T-junction and number 33 will be located on your right hand side.

#### ACCOMMODATION COMPRISES:

##### GROUND FLOOR:

###### Entrance Hall:

6'7 wide with under stairs storage cupboard and solid wood floor.

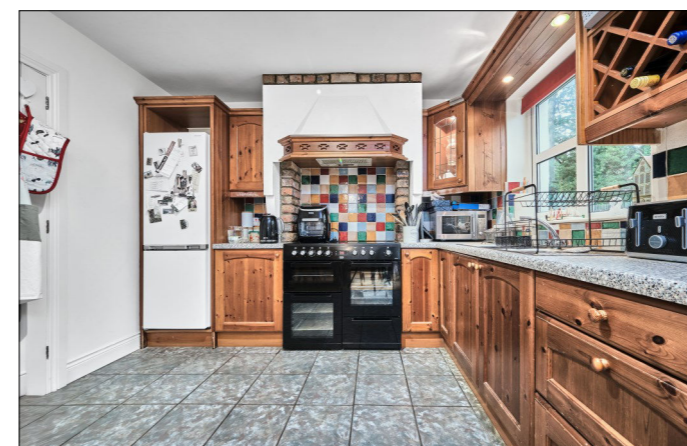
###### Lounge:

With gas fire with beech surround fireplace, granite inset and hearth and solid wood floor. 18'6 x 10'10



###### Kitchen/Dining Area:

With bowl and a half single drainer stainless steel sink unit with tiled splashback, high and low level built in units with tiling between, space for range cooker with concealed extractor fan above with brick and wood surround, space for fridge freezer, plumbed for automatic washing machine, saucepan drawers, illuminated glass display cabinet, wine rack, recessed lighting in pelmets tiled floor, solid wood floor and PVC French doors leading to rear garden. 17'10 x 10'4



##### FIRST FLOOR:

###### Landing:

With hot press, access to roof space and laminate wood floor.



###### Bedroom 1:

With laminate wood floor. 12'5 x 10'1

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



###### Bedroom 2:

With laminate wood floor. 12'0 x 10'1





**Bedroom 3:**

With picture rail. 10'5 x 7'5



**Bathroom:**

With white suite comprising w.c., wash hand basin with tiled splashback, P shaped bath with electric shower above and tiled surround and shaver point.

**EXTERIOR FEATURES:**

Outside to rear there is a fenced garden laid in lawn, paved patio area with screened surround and boiler house to rear . Outside to front there is a garden laid in lawn with screened driveway.



**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Popular Residential Area
- \*\* Good Decorative Order

**TENURE:**

TBC

**CAPITAL VALUE:**

£130,000 (Rates: £1,274.52 p/a approx.)

