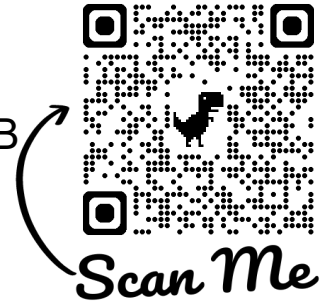


For Sale

Burnside Manor, 35 Burnside Road, Portstewart BT55 7LB

Offers Over **£325,000**



Property Overview

- End Townhouse
- 3 Bedrooms, 1 Reception Room
- Oil fired heating with Hive smart system
- uPVC woodgrain double glazed windows
- Convenient to Portstewart beach, golf course and local schools
- Burglar alarm installed
- Excellent condition throughout
- 3 car parking spaces to rear
- EPC Rating - D60

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Entrance Hall:

With tiled floor, telephone point, uPVC woodgrain glass panel front door with glass side panel. Understairs storage. Hot press with shelving.



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Bedroom (1):
3.5m x 3.3m (11' 6" x 10' 10") with telephone point.

En-suite:
Comprising fully tiled shower cubicle with electric shower fitting, wash hand basin with tiled splashback, w.c., tiled floor, shaver light, extractor fan, pine panelled ceiling.

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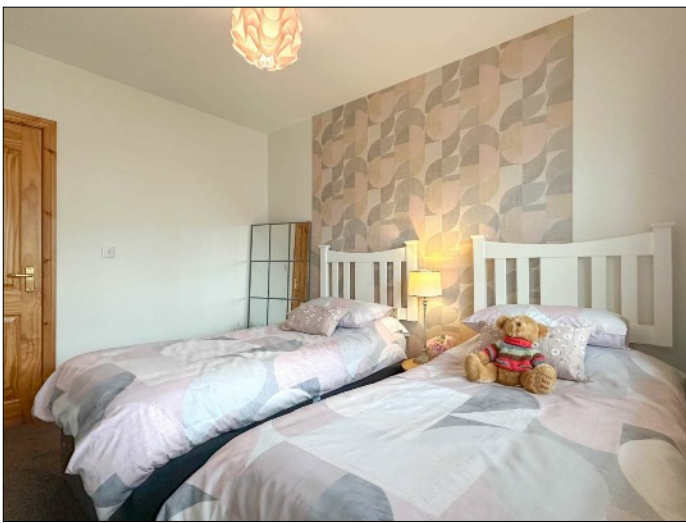
Bedroom (2):

4m x 2.7m (13' 1" x 8' 10") (max) with telephone point.



Bedroom (3):

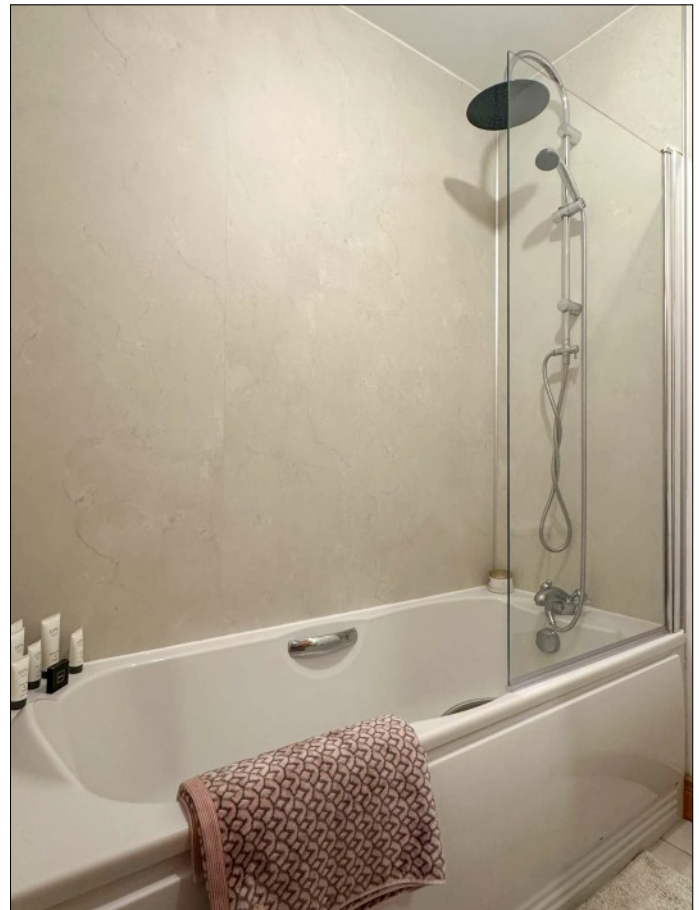
3.6m x 2.7m (11' 10" x 8' 10")



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Bathroom:

Comprising uPVC panelled walls around bath, mains shower fitting over bath with handheld shower head and rainfall shower head, glass shower screen, wash hand basin with tiled splashback, w.c., shaver light, extractor fan, tiled floor.



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FIRST FLOOR

Landing:

With access to floored roof space by ladder. Storage cupboard.

Lounge / Dining:

5.6m x 3.9m (18' 4" x 12' 10") with dual aspect windows, wooden flooring, recess lighting, telephone and television points, wooden fireplace with cast iron inset and tiled hearth, wall lights.



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Kitchen:

3.6m x 3.5m (11' 10" x 11' 6") with eye and low level units, part tiled walls, stainless steel extractor fan, stainless steel sink unit and drainer, integrated Smeg dishwasher, integrated Haier fridge / freezer, integrated Creda hob, integrated Reflection oven, tiled floor, recess lighting, telephone and television points. Partial sea view.



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Utility Room:

1.9m x 1.8m (6' 3" x 5' 11") with low level units, part tiled walls, stainless steel sink unit and drainer, plumbed for washing machine, space for tumble dryer, tiled floor, extractor fan.

Separate W.C.:

Comprising wash hand basin with tiled splashback, w.c., extractor fan.

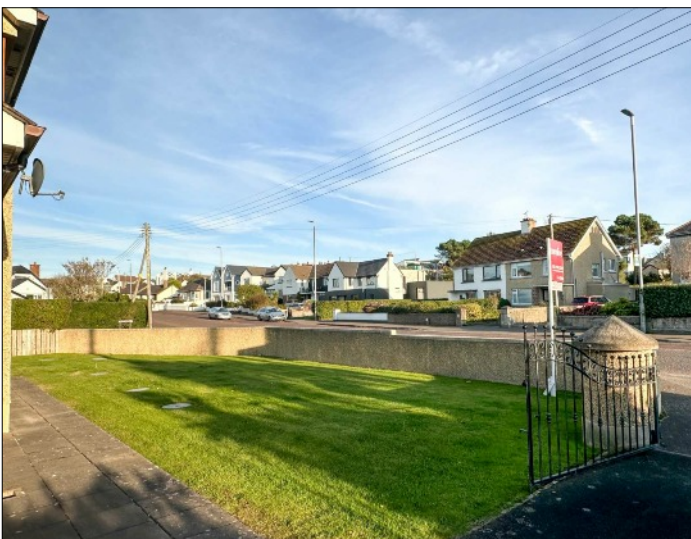


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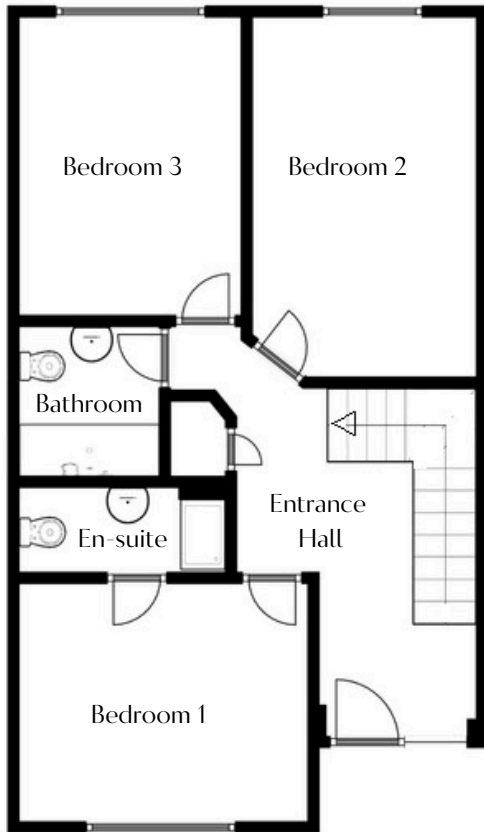
EXTERIOR FEATURES

Communal garden laid in lawn to the front enclosed by wall and fencing. Gated entrance with tarmac drive. Parking for 3 cars to the rear enclosed by wall. Paved path to front and side. Water tap to rear. Outside lights. Communal decking area to rear. uPVC downpipes, fascia and gutters.

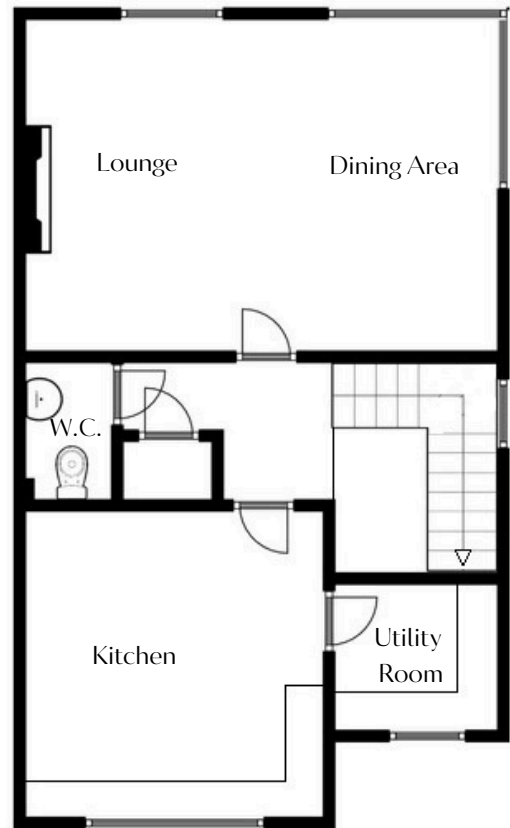


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FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

MISREPRESENTATION CLAUSE: McAfee Sales, give notice to anyone who may read these particulars as follows:

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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

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Property Location:

On approaching Portstewart along the Coleraine Road, turn left at the Burnside roundabout onto Burnside Road and Number 35 is situated along on the right hand side.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	60	66
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Northern Ireland

EU Directive
2002/91/EC



Full EPC available on request

OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

www.mcafeeproperties.co.uk

portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE

PST1503 301024/MH

OUR OFFICE LOCATION



Google maps

mcafee

4 Coleraine Road
Portstewart
BT55 7JW



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