

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

FREE INDEPENDENT FINANCIAL ADVICE

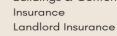
Mortgage Services:First Time Buys

Home Movers
Remortgaging
Holiday/ Second
Homes

Holiday Lets
Buy To Let
Co-Ownership

Services: Other Financial Services:

Mortgage Protection Life Insurance Critical Illness Cover Income Protection Buildings & Content











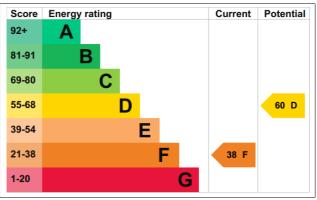
64 The Promenade Portstewart BT55 7AF T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

ARMSTRONG GORDON





PORTRUSH

40 Portstewart Road

BT55 8EQ

Offers Over £169,500

028 7083 2000 www.armstronggordon.com A deceptively spacious three bedroom end terrace house which also has the added benefit of a lower basement level which consists of two further separate rooms. Believed to have been constructed circa 1900's, the property is both bright and spacious but also in need of modernisation. Situated literally minutes away from the West Strand Beach, this property would present itself as a terrific opportunity for those looking to re-locate to this beautiful part of the North Antrim Coast. Truly a well laid out property in an amazing location, with an array of attributes on offer, it will only be upon internal appraisal that you will be able to appreciate what is for sale.

Approaching Portrush from Portstewart, as soon as you go through the Dhu Varren railway bridge, No. 40 will be the first property located on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

5'9 wide with access to basement.

Lounge:

With Mahogany surround fireplace with tiled hearth and Mahogany mantle and cornicing. 14'3 x 12'2





Family/Dining Room:

With tiled surround fireplace, tiled hearth and Mahogany mantle and tiled ceiling. 12'7 x 12'0





Kitchen:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated hob, electric oven and extractor fan above, plumbed for automatic washing machine, space for fridge, drawer bank, corner shelving and tiled ceiling. 8'1 x 5'9

FIRST FLOOR:

Landing:

With hot press and storage cupboard.

Bedroom 1:

14'5 into bay x 10'3





12'0 x 10'4



Bedroom 3:

8'4 x 8'3









Bathroom:

With white suite comprising w.c., wash hand basin, bath with tiled surround, part tiled walls and extractor fan.



Separate W.C.

With part tiled walls.



LOWER LEVEL:

Basement:

With storage cupboard.

Room 1:

With tiled fireplace with tiled hearth. 14'3 x 12'0



Room 2:

12'7 x 12'0

Rear Porch:

With single drainer stainless steel sink unit, low level units and access to garden.

EXTERIOR FEATURES:

Extensive garden to rear and side, laid in lawn with mature shrubbery and trees and goes beyond wall with original area. Tap and boiler to rear.

SPECIAL FEATURES:

- Oil Fired Central Heating
- PVC Double Glazed Windows—Except Two On Lower Level
- Main House Plus Basement Apartment
- Large Area To Side Garden Included In Sale
- Vehicle Parking & Right Of Way
- Very Popular Residential Location Close To West Strand Beach
- ** Superb Family/Refurbishment Potential

TENURE:

Leasehold

CAPITAL VALUE:

£105,000 (Rates: £1029.42 p/a approx.)











