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ARMSTRONG GORDON



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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	39 E	
21-38	F		
1-20	G		

PORTSTEWART

9 York Avenue

BT55 7BY

Offers Over £285,000

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This is a very charming three bedroom detached house located in the heart of Portstewart and is situated close to most local amenities. In great decorative order throughout, this well presented home should meet the needs of a wide and varied range of potential purchasers. Externally the property benefits from private parking, garden area to front and rear and sea views from the rear of the property. Centrally located, the property also benefits from being situated to a host of local amenities including shops, schools, churches and main bus routes into Coleraine and Portrush. Early inspection is highly recommended of this most delightful and conveniently located property.

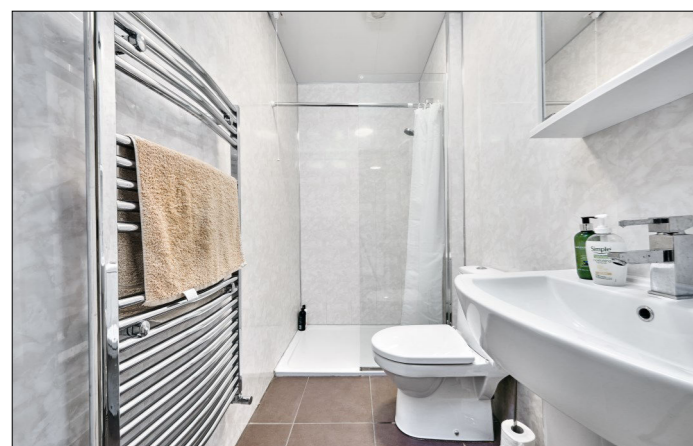
Approaching Portstewart from Portrush, take your first left after the old York Restaurant Central Avenue. Take your first left onto York Avenue and No 9 will be located on your left hand side before the Scout Hall.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

6'6 wide with under stairs storage cupboard.



Lounge:

With wood burner stove with slate recessed, cupboard, laminate wood floor, door leading through to dining area and French doors leading to decked area with sea views. 13'6 x 11'8



Shower Room:

With w.c., wash hand basin, PVC cladded walk in shower area with electric shower, PVC cladded walls, vertical heated towel rail, extractor fan and tiled floor.



Dining Room:

With laminate wood floor. 16'2 x 9'7



Kitchen:

With bowl and half stainless steel sink unit, high and low level built in units with tiling between, integrated hob, integrated stainless steel oven with extractor fan above, space for fridge, space for freezer, integrated dishwasher, saucepan drawers, tiled floor, sea views and pedestrian door leading to rear garden. 20'4 x 8'6



FIRST FLOOR:

Landing:

With access to roof space.

Bedroom 1:

With hot press. 16'2 x 11'2



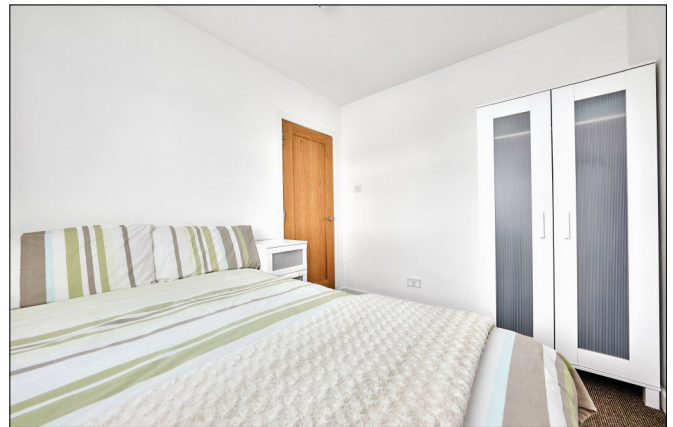
Bedroom 2:

With sea views. 11'7 x 11'6



Bedroom 3:

With sea views. 9'9 x 8'0



Bathroom:

With white suite comprising w.c., wash hand basin, electric shower over bath with cladded surround, part PVC cladded walls, recessed lighting and laminate wood floor.



EXTERIOR FEATURES:

Garden area to rear has an extensive elevated decked area with additional screened area to rear and side. Sea views to rear. Utility store with plumbing for automatic washing machine, boiler, light and power points. Light to front and rear. Tap to rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Sea Views To Rear
- ** Excellent Decorative Order
- ** Town Centre Location

TENURE:

TBC

CAPITAL VALUE:

£170,000 (Rates: £1666.68 p/a approx.)

