



31 AGHERTON DRIVE, PORTSTEWART



X 4



X 1



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		43	69

OFFERS OVER £199,950

31 AGHERTON DRIVE, PORTSTEWART

This spacious semi detached home is perfectly located in a highly sought after area, just a short distance from the town, golf course and beach. Comprising four generously sized bedrooms, a dining kitchen, lounge, utility room and a modern shower room plus a substantial enclosed rear garden and an attached garage. An excellent opportunity combining location, space and potential.

FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Large enclosed rear garden.
- Concrete driveway and integral garage.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,274.52

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE PORCH

0.89 m x 1.23 m (2'11" x 4'0")

HALLWAY

CLOAKROOM

1.74 m x 1.61 m (5'9" x 5'3")

Access to under stair storage.

KITCHEN

3.95 m x 2.61 m (13'0" x 8'7")

Range of high & Low level units; laminate work surfaces; stainless steel sink unit; space for cooker and under counter fridge; plumbed for washing machine; tiled floor; access to utility room.

UTILITY ROOM

5.07 m x 1.68 m (16'8" x 5'6")

Plumbed for washing machine; oil boiler; vinyl flooring; access to garage; door to the rear garden.

LOUNGE

3.64 m x 4.57 m (11'11" x 15'0")

Cast iron fireplace with wood surround and tiled hearth.

BEDROOM 1

2.84 m x 3.56 m (9'4" x 11'8")

Double bedroom to the front; built in cupboards.

BEDROOM 2

3.04 m x 3.34 m (10'0" x 10'11")

Double bedroom to the rear (currently used as an additional living room).

SHOWER ROOM

1.78 m x 2.08 m (5'10" x 6'10")

Large walk in shower; vanity unit with wash hand basin; toilet; panelled walls; vinyl flooring; extractor fan; chrome towel radiator.

FIRST FLOOR

BEDROOM 3

2.88 m x 4.03 m (9'5" x 13'3")

Double bedroom to the front; built in cupboards.

BEDROOM 4

2.89 m x 3.62 m (9'6" x 11'11")

Double bedroom to the rear; built in cupboards.

EXTERIOR

GARAGE

5.05 m x 2.77 m (16'7" x 9'1")

Roller door; concrete floor; power & light.

OUTSIDE FEATURES

- Large enclosed garden to the rear.
- Smaller garden area to the front.
- Concrete driveway and parking area.
- Integral garage.
- Outside light & tap.



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by RICS



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