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consultation appointment,  
please contact  
Armstrong Gordon on  
028 7083 2000

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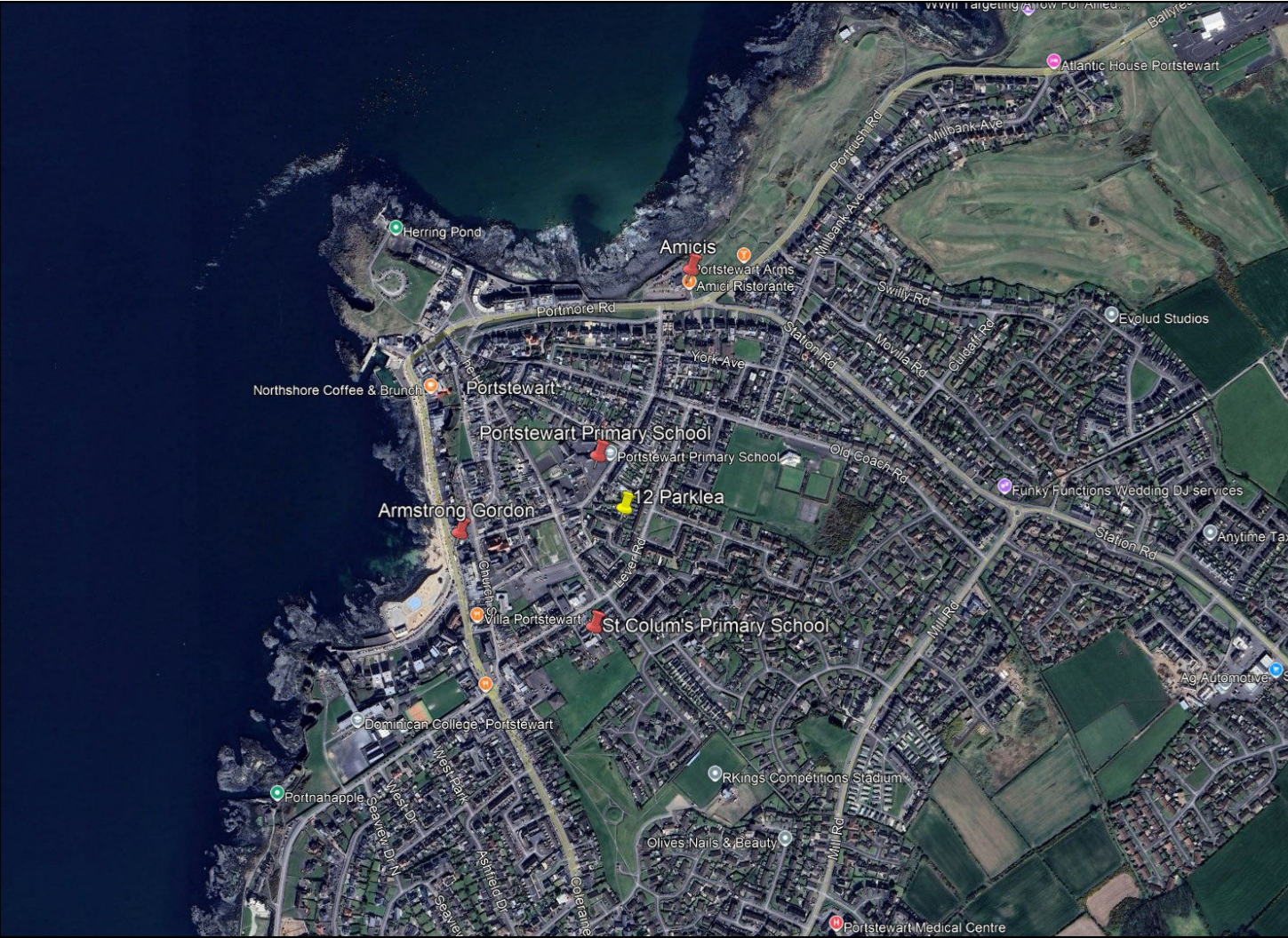
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ARMSTRONG  
GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		

PORTSTEWART

12 Parklea

BT55 7HA

Offers Over £139,500

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A good opportunity to acquire a three bedroom end-terrace house located in a well established residential area in need of modernisation. The property itself offers ample living accommodation and enjoys an enclosed back garden and is also located close to most local amenities including award winning beaches, local schools and the main Promenade with a selection of shops, restaurants and coffee houses. This property is sure to generate interest with a wide range of potential purchasers including first time buyers looking to get into Portstewart.

Approaching Portstewart on the Coleraine Road, take your third left at the Diamond roundabout onto the Diamond. Take your first right onto Lever Road, then second left into Parklea and follow the road round. No.12 will be located in front of you on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

5'3 wide

Lounge:

With tiled surround fireplace with tiled hearth, glass display cabinet and double storage unit. 17'0 x 14'3



Kitchen/Dining Area:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, space for cooker and fridge, plumbed for automatic washing machine, shelving and strip lighting. 13'11 x 10'1



Rear Porch:

With high and low level built in units. 13'11 x 6'2

FIRST FLOOR:

Landing:

With hot press, over head storage and access to roof space.



Bedroom 1:

With built in wardrobe with over head storage. 10'9 x 10'2



Bedroom 2:

With built in wardrobe with over head storage. 12'0 x 10'9



Bedroom 3:

With built in wardrobe with over head storage. 9'1 x 8'3





**Bathroom:**

With white suite comprising w.c., wash hand basin and part tiled walls.

**EXTERIOR FEATURES:**

Garden area to rear is fenced in and fully paved with concrete pathway surrounding the property. Boiler house and shed to side. Light to front and rear. Tap to rear. Garden to front is fenced in and laid in lawn with concrete path leading to front door.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* Wood Frame Single Glazed Windows
- \*\* Popular Residential Cul Da Sac Location
- \*\* Walking Distance To Portstewart Promenade

**TENURE:**

Leasehold

**CAPITAL VALUE:**

£85,000 (Rates: £869.55 p/a approx.)

