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# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## PORTSTEWART

11 Upper Heathmount

BT55 7AR

Offers Over £195,000

028 7083 2000  
 www.armstronggordon.com

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This is a very central three bedroom mid-terrace house located in the heart of Portstewart and is situated close to most local amenities. This compact home should meet the needs of a wide and varied range of potential purchasers. In need of modernisation the property presents itself as a blank canvas for those wishing to make their own stamp. Centrally located, the property also benefits from being situated to basically most, if not all local amenities including shops, schools, churches and all main bus routes into Coleraine and Portrush. Early inspection is highly recommended of this most delightful and conveniently located property.

On leaving the Promenade on the Coleraine side take the first left onto Church Pass and left again onto Church Street. Once past Enfield Street, the road will follow on to Upper Heathmount and No. 11 will be situated on your left hand side.

**GROUND FLOOR:**

**ACCOMMODATION COMPRISES:**

**Entrance Hall:**

**Lounge:**

With storage cupboard. 15'7 x 11'9



**Kitchen/Dining Area:**

With pedestrian door leading to rear garden. 18'8 x 10'9



**FIRST FLOOR**

**Landing:**

With hot press and access to roof space.

**Bedroom 1:**

With double built in wardrobes with louvre style doors and overhead storage and partial sea views. 14'0 x 10'8



**Bedroom 2:**

With double built in wardrobes with louvre style doors and overhead storage. 13'0 x 11'8



**Bedroom 3:**

9'5 x 8'4



**Bathroom:**

With coloured suite comprising w.c., wash hand basin, telephone hand shower over bath and part tiled walls.



**EXTERIOR FEATURES**

Concrete area to rear with outhouse, boiler, tap and light. Sea views to rear.

**SPECIAL FEATURES**

- \*\* Oil Fired Central Heating
- \*\* Woodgrain PVC Double Glazed Windows
- \*\* Excellent Location Situated Behind Promenade
- \*\* Partial Sea View From First Floor Rear
- \*\* Walking Distance To Portstewart Promenade, Harbour & Local Amenities

**TENURE**

Freehold

**CAPITAL VALUE**

£105,000 (Rates: £1074 p/a approx.)

