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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	68 D
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

6B Millstone

BT55 7GU

Offers Over £235,000

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A well laid out four bedroom semi-detached house located in the ever popular seaside town of Portstewart. Constructed circa 1998, the property is deceptively spacious and offers well laid out accommodation right through. This family home offers comfortable and pragmatic living space suitable for a variety of differing requirements and is complemented further by externally offering a detached garage and being one of only two semi-detached houses in a cul de sac of detached homes. This is a terrific family home and we therefore recommend early internal appraisal.

Approaching Portstewart on the Coleraine Road, take you third left at the Burnside roundabout onto Mill Road. Take your fourth right at the Medical Centre onto Lissadell Avenue and fourth left into Millstone. No 6 will be located on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

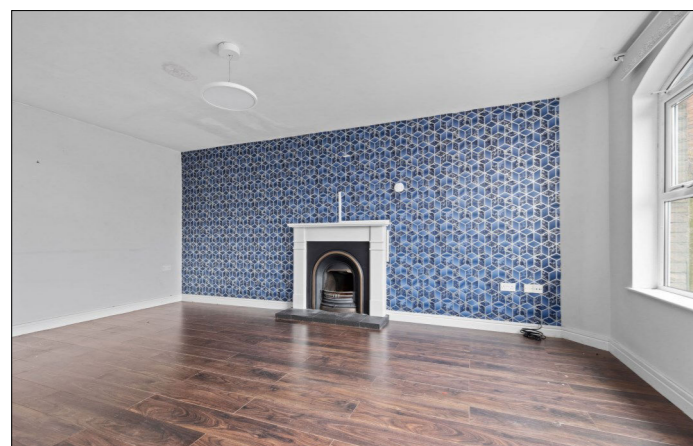
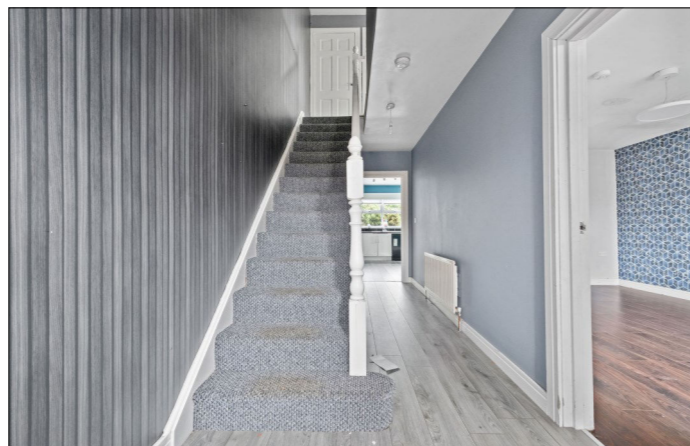
Entrance Hall:

6'2 wide with under stairs storage cupboard and laminate wood floor.

Lounge:

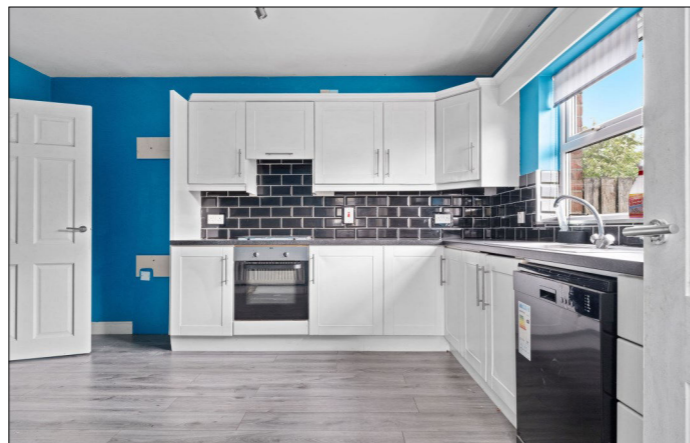
With wood surround fireplace with cast iron inset and tiled hearth and laminate wood floor.

18'5 x 11'8



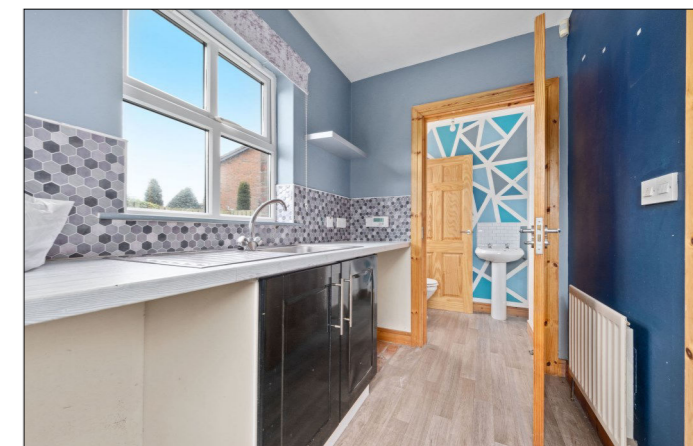
Kitchen/Dining Area:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated hob, integrated oven, extractor fan above and tiled splashback, space for fridge freezer, plumbed for automatic dishwasher, drawer bank and laminate wood floor. 13'9 x 12'4



Utility Room:

With single drainer stainless steel sink unit, low level built in units with tiling above, plumbed for automatic washing machine and space for tumble dryer. 9'5 x 5'6



Separate W.C.:

With wash hand basin with tiled splashback and pedestrian door leading to rear garden.

FIRST FLOOR:

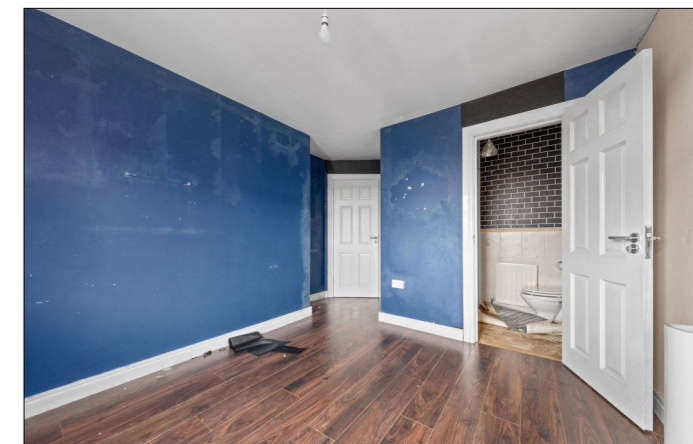
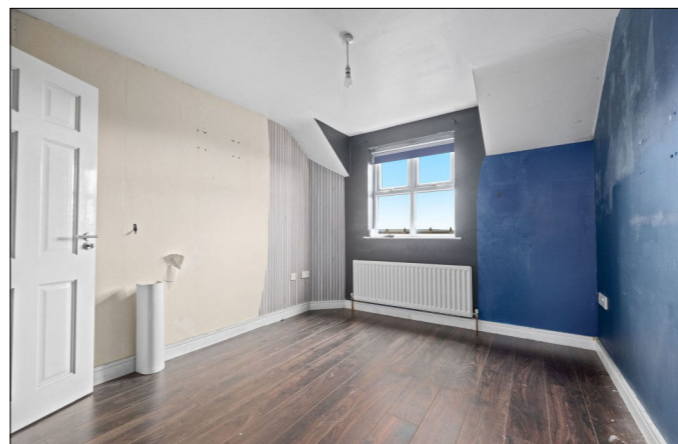
Landing:

With hot press and access to roof space.

Bedroom 1:

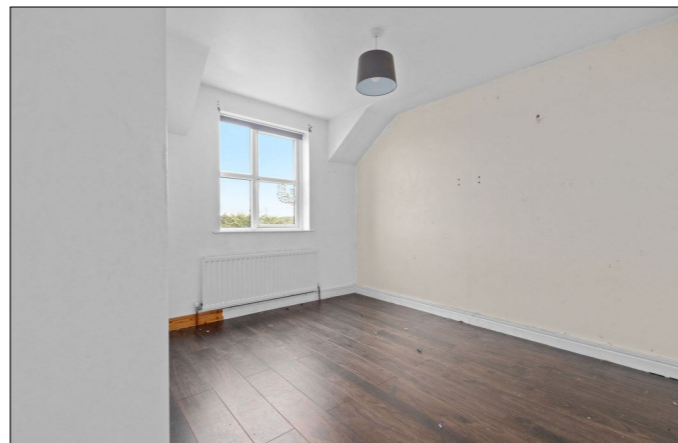
With laminate wood floor. 14'2 x 9'10

Ensuite off with w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, half tiled walls and extractor fan.



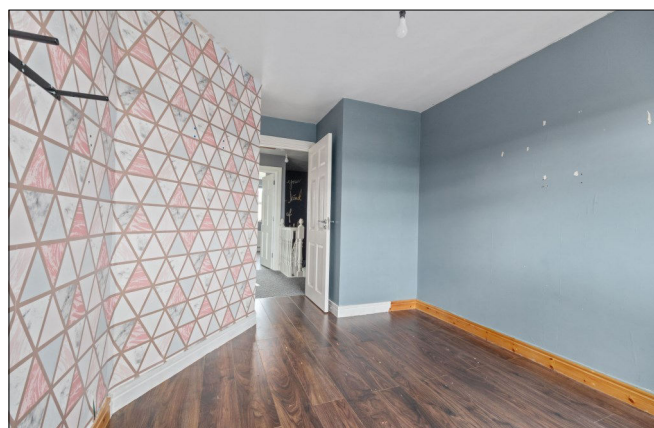
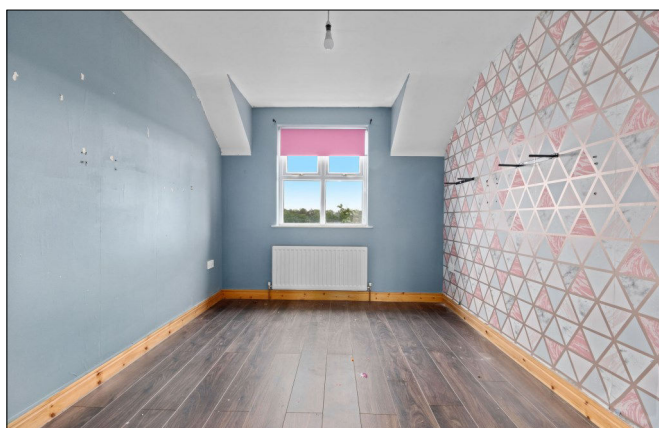
Bedroom 2:

With laminate wood floor. 11'2 x 9'0



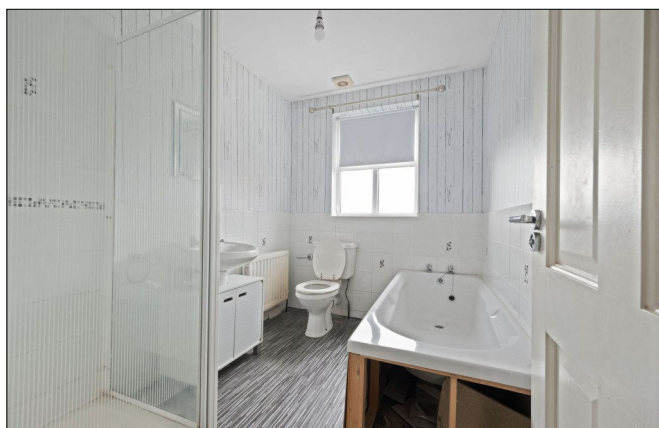
Bedroom 3:

With laminate wood floor. 12'2 average x 9'0



Bedroom 4:

With laminate wood floor. 10'2 average x 8'2



Bathroom:

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, half tiled walls and extractor fan.

EXTERIOR FEATURES:

Tarmac driveway leading to front and side of property leading to detached garage 19'6 x 9'10 with light and power points. Garden to rear is laid in lawn with paved patio area. Additional paved patio area to rear of garden. Light to front and rear. Tap and boiler to rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Detached Garage
- ** Property Backs Onto Land Currently Designated On Local Landscape Parking Area
- ** Very Popular Residential Area

TENURE:

Freehold

CAPITAL VALUE:

£140,000 (Rates: £1492.00 p/a approx.)

