



To arrange a private
consultation appointment,
please contact
Armstrong Gordon on
028 7083 2000

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

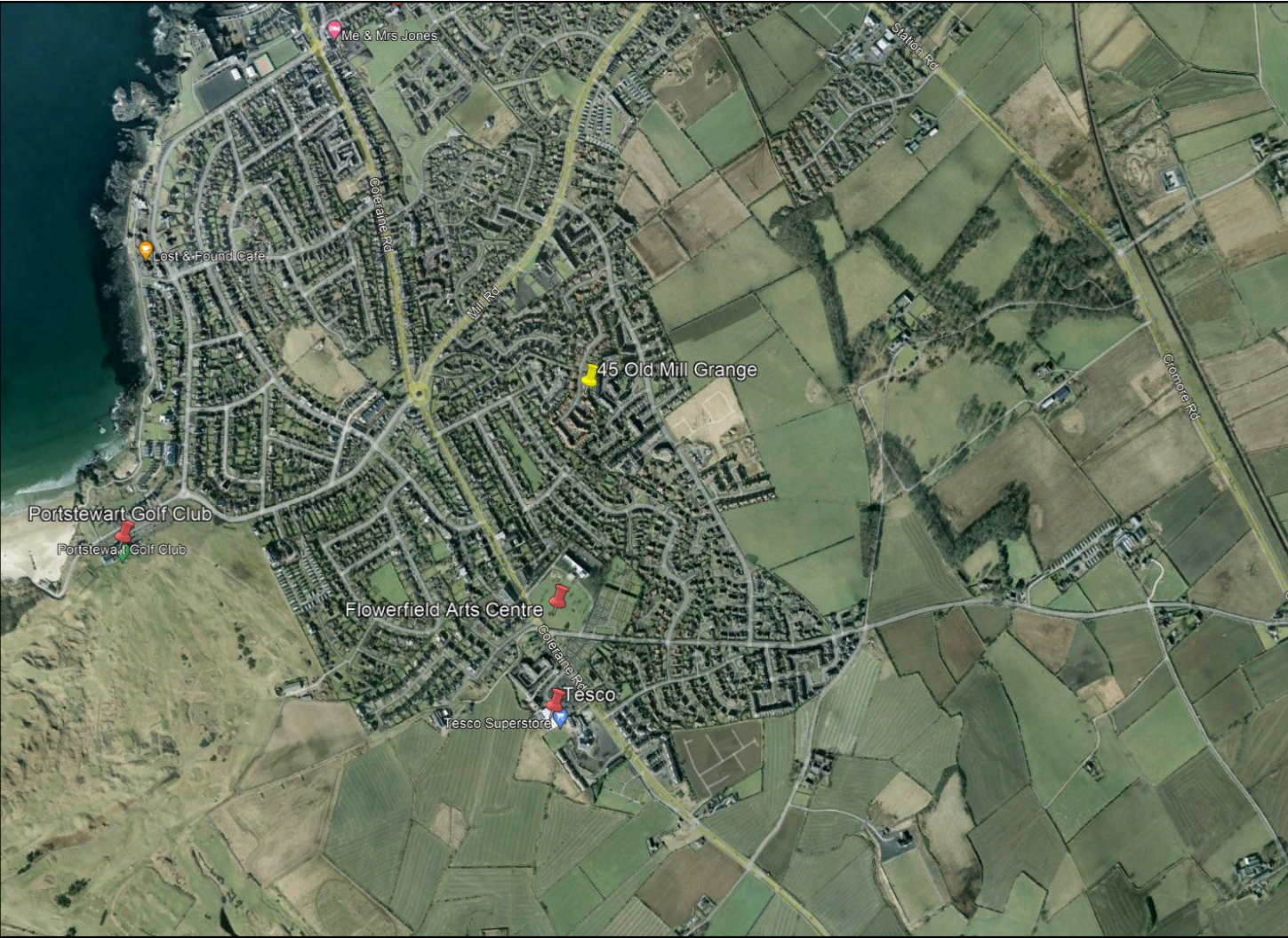
First Time Buys
Home Movers
Remortgaging
Holiday/ Second
Homes
Holiday Lets
Buy To Let
Co-Ownership

Other Financial Services:

Mortgage Protection
Life Insurance
Critical Illness Cover
Income Protection
Buildings & Content
Insurance
Landlord Insurance



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		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

PORTSTEWART

45 Old Mill Grange

BT55 7GE

Offers Over £210,000

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000
www.armstronggordon.com

A great opportunity to acquire a three bedroom semi-detached house situated in the Old Mill Grange area of Portstewart. Constructed circa 2000 by well known contractors O’Kane & Devine, the property is in decent order throughout and offers both bright and spacious living accommodation and is complimented further by enclosed garden area to rear and private parking to front. This is undoubtedly a great opportunity for those wishing to purchase in this beautiful part of the North Coast at an affordable price.

Approaching Portstewart on the Coleraine Road, take your third left at the Burnside Road roundabout onto Mill Road. At Portstewart Medical Centre turn right onto Lissadell Avenue and then take your fourth right into Old Mill Grange. No 45 will be located on your left hand side.

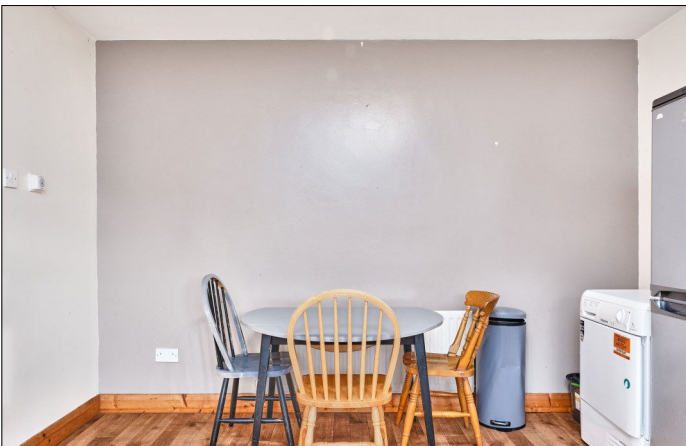
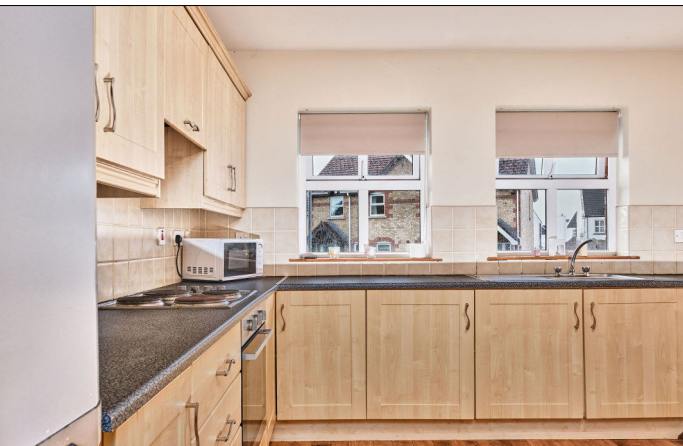
ACCOMMODATION COMPRISES:

Entrance Hall:
5’7 wide with laminate wood floor.

Lounge: 16’4 average x 13’0
With recess for fire with tiled hearth, under stairs storage cupboard, laminate wood floor and sliding patio doors leading to rear garden.



Kitchen:
With single drainer stainless steel sink unit, high and low level units with tiling between, integrated hob, stainless steel oven and extractor fan above, space for fridge freezer and plumbed for automatic washing machine. 14’0 x 11’6



FIRST FLOOR:
Landing:
With hot press and access to roof space.



Bedroom 1:
With ‘Velux’ window and laminate wood floor. 13’1 x 10’5



Bedroom 2:
With laminate wood floor. 14’0 x 9’9



Bedroom 3:

With built in wardrobe. 8'8 x 8'8

**Bathroom:**

With white suite comprising w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, bath with tiled surround, extractor fan, 'Velux' window and tiled floor.

**EXTERIOR FEATURES:**

Garden to rear is laid in lawn and fenced in with paved patio area. Light to front and rear. Tap to front. Boiler to rear. Tarmac driveway to front and side. Garden to front is laid in lawn.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Fully Enclosed Garden To Rear
- ** Private Parking To Front

TENURE:

Leasehold

CAPITAL VALUE:

£125,000 (Rates: £1163.13 p/a approx.)

