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GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	31 F	
1-20	G		

PORTSTEWART

10 Royal Avenue

BT55 7LE

Offers Over £264,500

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A delightful three bedroom semi-detached house situated in one of Portstewart’s most desirable and popular residential locations. Offering well laid out accommodation the property has been maintained to a good standard throughout but will require modernisation. Not only is the property located within proximity of the Strand Beach and Portstewart Golf Club but is conveniently situated to allow easy access to many of the North Coast’s finest attractions including championship golf courses, beaches and a wide choice of first class eating establishments.

Approaching Portstewart on the Coleraine Road, take first left at the Burnside roundabout onto Burnside Road. Take second right into Royal Avenue and No.10 will be located on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:
2’10 wide with dado rail and tiled floor.

Entrance Hall:
3’6 wide with under stairs storage cupboard, additional storage cupboard, cornicing and laminate wood floor.

Lounge:
With wood surround fireplace with tiled inset, tiled hearth and cornicing. 14’6 x 11’11



Dining Room:
With tiled surround fireplace with tiled hearth, cornicing and laminate wood floor. 12’0 x 10’5



Kitchen:
With single drainer stainless steel sink unit, high and low level built in units with tiling between, space for fridge freezer, integrated cooker, plumbed for automatic washing machine, shelving, strip lighting and PVC sheeted ceiling. 13’3 x 6’2



FIRST FLOOR RETURN:
Landing:
With hot press, storage cupboard and coving.

Bathroom:
With white suite comprising w.c., wash hand basin, pine panelled bath, fully tiled walk in shower area with electric shower, part wood panelled walls, pine sheeted ceiling, strip lighting and tiled floor.



FIRST FLOOR:
Landing:
With access to roof space and cornicing.

Bedroom 1:
With coving and laminate wood floor. 11’0 x 10’4



Bedroom 2:

With cornicing. 11'11 x 10'5



Bedroom 3:

With cornicing and laminate wood floor.
7'11 x 7'5



EXTERIOR FEATURES:

Part tarmac and part concrete driveway leading to workshop 18'4 x 15'11 with strip lighting power points, separate w.c., boiler and pedestrian door leading to rear garden. Garden to rear is laid in lawn surrounded by hedging. Outside to front is a walled in lawn and concrete area.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Workshop To Rear (Formerly Garage)
- ** Popular Residential Area Within Walking Distance To The Beach

TENURE:

To be confirmed

CAPITAL VALUE:

£145,000 (Rates: £1483.35 p/a approx.)



