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GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 c
55-68	D	63 d	
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

55 Lever Road

BT55 7ED

Offers Over £175,000

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A charming 3 bedroom mid terrace house located in the heart of Portstewart which possesses that all important feeling of warmth combined with a homely atmosphere. This superb family home should meet the needs of a wide and varied range of potential purchasers. Well presented throughout and in good order, there are many fine features including well laid out rooms and a generously proportioned rear garden. The property was fully renovated in 2011 including all plumbing and electrics. Centrally located, the property also benefits from being situated to most 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.

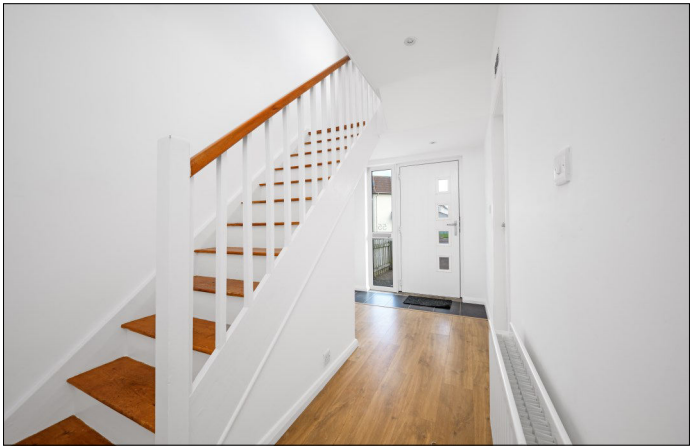
Approaching Portstewart on the Coleraine Road, take your third left at the Diamond round-a-bout onto the Diamond. Take your first right onto Lever Road and No. 55 will be on your left hand side after the Fire Station and opposite the green.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

6'7 wide with under stairs storage cupboard, part tiling in porch area, recessed lighting and laminate wood floor.



Lounge:

With log burning stove with tiled hearth, vertical radiator and laminate wood floor. 12'10 x 10'1



Open Plan Kitchen/Dining Area: 12'9 x 12'9

Kitchen:

With bowl and half stainless steel sink unit, high and low level built in units, space for cooker with glass splashback and 'AEG' extractor fan above, plumbed for automatic dishwasher, saucepan drawers, shelving, recessed lighting, skylight window, laminate wood floor and pedestrian door leading to rear garden.

Dining Area:

With high level built in units, recessed lighting, shelving, hot press, recessed lighting and laminate wood floor.



Utility Room:

With plumbing for automatic washing machine, space for tumble dryer, extractor fan and tiled floor.



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback set in vanity unit with mirror above, fully tiled walk in shower cubicle with mains shower, bath with tiled surround, vertical radiator, tiled walls and tiled floor.

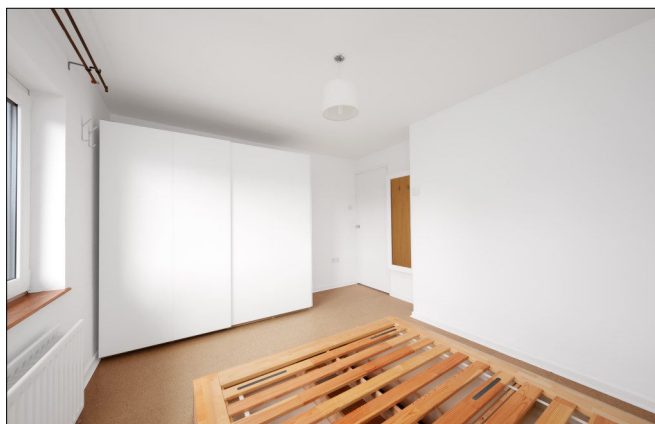
FIRST FLOOR:

Landing:

With access to roof space.

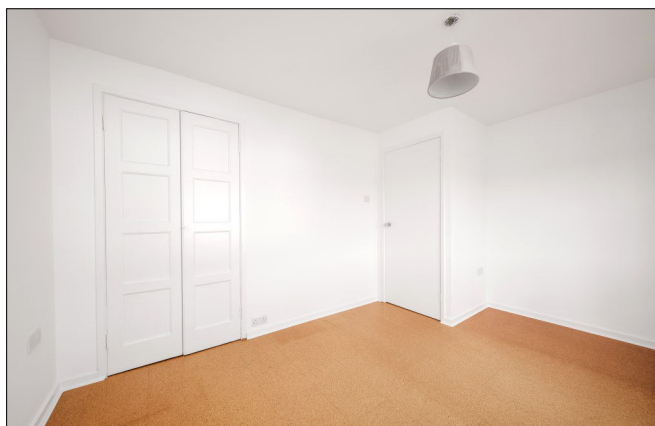
Bedroom 1:

12'10 x 10'11



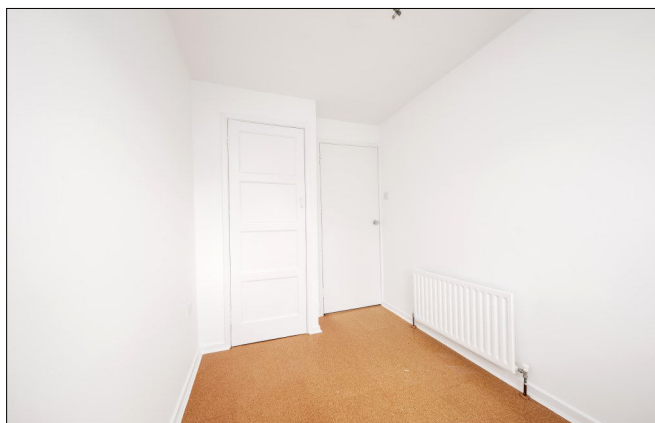
Bedroom 2:

With double built in wardrobes. 12'10 x 9'11



Bedroom 3:

With single built in wardrobe. 10'10 x 6'7



EXTERIOR FEATURES:

Tarmac parking area to front of property. Garden to rear is fully enclosed with 6' fence and hedging. Garden is raised at rear and laid in lawn and benefits from a concrete patio area.



SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Garden To Rear With Amazing Aspect For All Day & Evening Sun
- ** Popular Residential Area
- ** Close To Town Centre & Local Amenities

TENURE:

Leasehold

CAPITAL VALUE:

£82,500 (Rates: £843.98 p/a approx.)

