

For Sale

Anneth Lowen, 11 Agherton Drive, Portstewart, BT55 7HZ

Offers Over **£225,000**



Property Overview

- Semi Detached Chalet
- 3 Bedrooms, 1 Reception Room
- Oil fired central heating
- uPVC double glazed windows (except where stated)
- uPVC fascia and soffits
- Generous enclosed garden to rear
- Concrete driveway
- Popular residential area of Portstewart
- Convenient to Portstewart Strand beach and Portstewart golf course
- Rates: The assessment for the year 2024/2025 is £1274.52
- EPC Rating - F38

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Entrance Porch:

With tiled floor, uPVC glass panel front door.

Entrance Hall:

With laminate flooring. Cloaks cupboard under the stairs with laminate flooring, hot press with storage cupboard.

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Lounge:

18' 11" X 11' 11" (5.77m X 3.64m) with oak surround fireplace, cast iron inset and tiled hearth, wooden effect flooring, wired for wall lights, cornice, glass panel door from hall.

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Kitchen:

12' 4" X 9' 3" (3.76m X 2.83m) with eye and low level units including larder unit, tiled between units, single drainer stainless steel sink unit, tiled floor, plumbed for dishwasher, pine panelled ceiling with recess lighting, stainless steel extractor fan, space for cooker, extractor fan set in window, glass panel door to:

Utility Room / Side Porch:

With eye and low level units including larder unit, tiled between units, tiled floor, plumbed for washing machine, space for fridge, Indesit oven, double drainer stainless steel sink unit, strip lighting, wooden single glazed window, uPVC glass panel door to rear garden, door to integral garage.

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Bedroom 3:

13' 0" X 9' 2" (3.96m X 2.8m) with built in furniture comprising 1 double and 3 single wardrobes and over bed storage, laminate flooring.



Shower Room:

Comprising soakaway shower cubicle with PVC panelled walls and Redring electric shower fitting, wash hand basin, w.c., tiled floor, extractor fan, recess lighting.

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FIRST FLOOR

Landing:

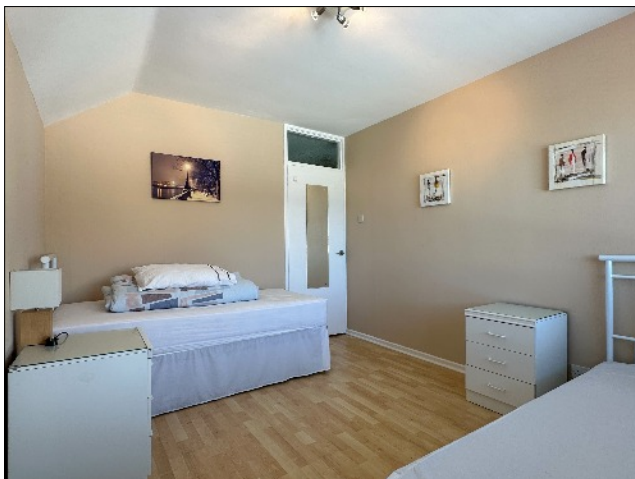
With access to roof space.

Bedroom 1:

12' 3" X 9' 7" (3.74m X 2.91m) with wall mounted television cabinet, built in furniture comprising 1 double and 1 single wardrobe, laminate flooring, half panelled wall behind the bed, walk in wardrobe with shelving and railings, access to eaves.



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Bedroom 2:
12' 3" X 9' 7" (3.74m X 2.91m) with laminate flooring, built in double wardrobe.

Shower Room:
Comprising tiled shower cubicle with Triton electric shower fitting, wash hand basin with tiling behind and set in vanity unit, w.c., access to eaves, Velux window, built in storage cupboard.

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EXTERIOR FEATURES

Garden laid in lawn to the front with shrub beds and vehicular gates. Garden laid in lawn to the rear enclosed by fencing and hedging. Paved patio area to the rear. Concrete driveway. Outside lights to the front and rear. Water tap to the side. PVC oil tank. PVC pedestrian door to the side of the garage.

Integral Garage:

16' 11" X 9' 1" (5.15m X 2.77m) with roller door, eye and low level cupboards, plumbed for washing machine, boiler, power and strip lighting.

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FLOOR PLANS



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

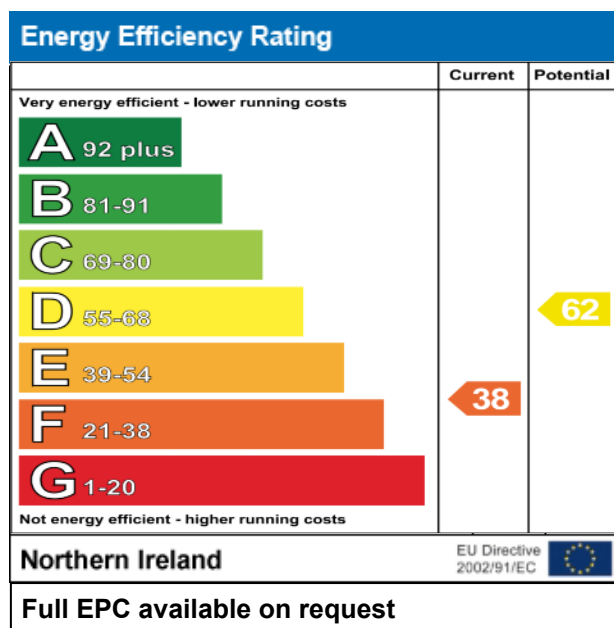
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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Tenure: Freehold

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OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

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