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To arrange an initial appointment please contact:

ARMSTRONG GORDON

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



ARMSTRONG GORDON
& Company Limited
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



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ARMSTRONG GORDON



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	63	72
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

PORTSTEWART

47 Old Mill Grange

BT55 7GE

Offers Over £120,000

028 7083 2000
www.armstronggordon.com

A great opportunity to acquire a 4 bedroom semi-detached house situated in Old Mill Grange. Constructed circa 2000 by well known local builders, O'Kane & Devine, the property offers both bright and spacious living accommodation. The property will be let out from 1st November 2019 for 12 months deriving a rental income of £500 per month. This is undoubtedly an excellent investment opportunity and a fantastic income generator for those wishing to purchase in this beautiful part of the North Coast.

[Please note there are new HMO regulations in place and all purchasers are advised to check these out prior to purchase].

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 47 will be located on your left hand side.

ACCOMMODATION COMPRISES:

Entrance Hall:
5'7 wide.



Kitchen/Dining:
With single drainer stainless steel sink unit, high and low level units with tiling between, integrated oven and hob with extractor fan above, plumbed for automatic washing machine, drawer bank and wood laminate floor. 14'0 x 11'7



Lounge:
Fireplace with tiled hearth, laminate wood floor and patio doors to rear. 13'1 x 11'0



Bedroom 4:
With built in wardrobe and laminate wood floor. 10'11 x 6'10



FIRST FLOOR:

Landing:
With hot press and immersion heater.

Bedroom 1:
With wood flooring. 13'1 x 11'0



Bedroom 2:
With wood flooring. 8'11 x 8'10



Bedroom 3:
With built in wardrobe and wood flooring. 8'11 x 8'9



Bathroom:
With white suite comprising w.c, wash hand basin with tiled splash back, bath, fully tiled walk in shower cubicle, Velux window and tiled floor.

EXTERIOR FEATURES:

Outside to rear there is a fenced in garden with paved patio area. Outside to front there is a garden laid in lawn and tarmac driveway.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Property Let From November 2019 to November 2020 Deriving Rental Income of £500 per Month
- ** There Is An Enclosed Garden To Rear

TENURE:

Leasehold

CAPITAL VALUE:

£1250,000 (Rates:£1024.38p/a)

Please note that new regulations have been issued regarding House of Multiple Occupation licenses.

We advise you to take instruction from the relevant authorities (Housing Executive) and your solicitor before proceeding.