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**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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	68   D
39-54	E		
21-38	F		
1-20	G		

## PORTSTEWART

6 Millrush Drive

BT55 7FX

Offers Over £225,000

028 7083 2000  
www.armstronggordon.com

A very well presented 4 bedroom detached house situated in a residential area and located within close proximity to Portstewart Medical Centre. The property extends to approximately 1,570 sq ft of living space and was constructed circa early 2000's by Harrod Homes Ltd. Internally the property offers both bright and spacious accommodation throughout and has been very well maintained by the current vendor culminating in a very warm atmosphere right through and benefiting from a modern theme throughout. Externally the property benefits from a fully enclosed rear garden and detached garage. This beautiful home will be suitable to a wide spectrum of buyers. The property itself presents itself as a unique opportunity to procure a solid home in this beautiful part of the North Coast.

Approaching Portstewart on the Coleraine Road, turn right at Flowerfield Arts Centre onto Agherton Road. Take your third left onto Lissadell Avenue and third right again into Millrush Drive. No 6 will be located on your right hand side.

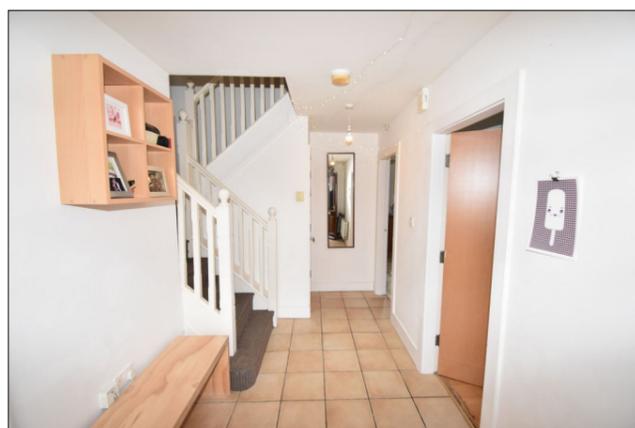
**ACCOMMODATION COMPRISES:**

**Entrance Hall:**

6'6 wide with under stairs storage cupboard and tiled floor.

**Separate W.C:**

With wash hand basin and tiled floor.



**Lounge:**

With cast iron fireplace, tiled hearth, marble surround and wood floor. 13'3 x 13'0



**Kitchen/Dining:**

With stainless steel sink unit, plumbed for dishwasher, integrated fridge freezer and tiled floor.



**Dining:**

With tiled floor and patio doors. 11'5 x 10'4

**Utility Room:**

With stainless steel sink unit, low level integrated units, plumbed for automatic washing machine, plumbed for tumble dryer and tiled floor. 8'2 x 5'4

**FIRST FLOOR:**

**Landing:**

With hot press and immersion heater.

**Bedroom 1:**

With towel rail and tiled floor. 14'2 x 10'9



**Bedroom 2:**

10'4 x 8'8



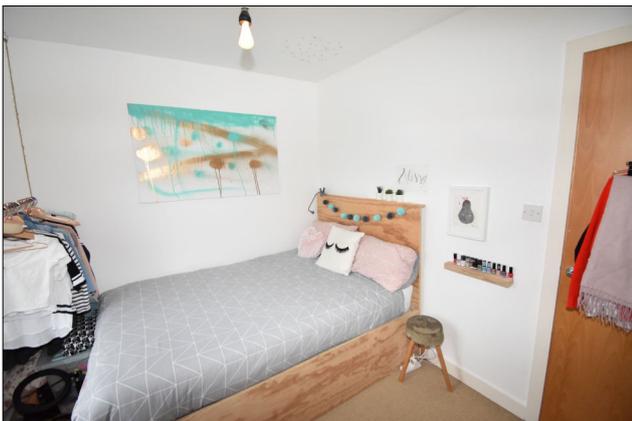
**Bedroom 3:**

13'11 x 8'10



**Bedroom 4:**

11'0 x 9'0



**Bathroom:**

With w.c, wash hand basin, claw foot stand alone bath, fully tiled walk in shower cubicle and tiled floor.



**EXTERIOR FEATURES:**

Outside to rear there is a fenced in lawn and paved patio area. Outside to front there is a garden laid in lawn and paved driveway extending to detached garage 17'7 x 11'5 with PVC roller door.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Detached Garage
- \*\* Open Countryside Outlook To Rear
- \*\* Popular Residential Location
- \*\* Burglar Alarm

**TENURE:**

Freehold

**CAPITAL VALUE:**

£170,000 (Rates:£1439.22 p/a)

