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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



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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	41 E	
21-38	F		
1-20	G		

PORTSTEWART

89 Lever Road

BT55 7EE

Offers Over £165,000

028 7083 2000
www.armstronggordon.com

A delightful 3 bedroom semi-detached house located in a popular residential area of Portstewart. In decent order throughout, the property would require some modernisation work carried out. Externally the property benefits from a rear garden which is fully enclosed. Within very close proximity to the Promenade and most local amenities, this property should appeal to a wide spectrum of potential purchasers including first time buyers in this well located road.

Please note the side windows in this property are to be blocked up to allow the neighbouring dwelling to be built.

Approaching Portstewart on the Coleraine Road, take your third left at the Diamond roundabout onto the Diamond. Take your first right onto Lever Road and No 89 will be located at the far end on your left hand side at the corner of Old Coach Road.

ACCOMMODATION COMPRISES:

Entrance Porch:
3'10 wide with tiled floor.

Entrance Hall:
7'11 wide with laminate wood floor and storage cupboard.



Lounge:
With wood surround fireplace having tiled inset and hearth, laminate wood floor. 14'7 x 12'1



Dining Room:
With tiled fireplace and hearth, laminate wood floor. 11'2 x 11'2



Kitchen:
With stainless steel sink unit, high and low level built in units with tiling between, space for cooker, plumbed for automatic washing machine, drawer bank, strip light. 14'1 x 7'11



FIRST FLOOR:

Landing:
With hot press.

Bedroom 1:
With laminate wood floor. 11'6 x 11'0



Bedroom 2:
With cast iron fireplace and laminate wood floor. 11'6 x 11'1



Bedroom 3:
With laminate wood floor. 8'0 x 7'9

Bathroom:

With white suite comprising w.c., wash hand basin, tiled above bath, laminate wood floor.

Shower Room:

With w.c. and fully panelled walk in shower cubicle.

SECOND FLOOR:**Attic Room:**

With laminate wood floor. 8'0 x 7'9

**EXTERIOR FEATURES:**

Outside to rear there is a walled in paved garden area. Outside to front there is a garden laid in lawn with gravel driveway to side.

**SPECIAL FEATURES:**

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** New Drive To Be Constructed To Side
- ** Popular Residential Location

CAPITAL VALUE:

£130,000 (Rates: £1,523.88)

TENURE:

Freehold

