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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



**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	65   D	70   C
39-54	E		
21-38	F		
1-20	G		

## PORTSTEWART

86 Old Mill Grange

BT55 7GE

Offers Over £139,500

028 7083 2000  
[www.armstronggordon.com](http://www.armstronggordon.com)



A great opportunity to acquire a 3 bedroom semi-detached house situated in Old Mill Grange. Constructed circa 2001 by well known builders O’Kane & Devine Ltd, the property offers both bright and spacious living accommodation. The property is currently leased until February 2022 deriving a rental income of £550.00 approx. per month. This property is undoubtedly an excellent investment opportunity suitable for a wide range of potential purchasers.

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 86 will be located on your right hand side at the lower end of the development.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

6’5 wide with under stairs storage cupboard and laminate wood floor.



Kitchen/Dining Area:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated stainless steel oven with ceramic hob and extractor fan above, space for fridge/freezer, plumbed for automatic washing machine, drawer bank comprising one saucepan drawer, recessed lights and tiled floor. 14’2 x 2’11



Lounge:

With oak surround fireplace with tiled hearth, laminate wood floor and patio doors leading to rear garden. 18’0 x 13’5



FIRST FLOOR:

Landing:

With hot press and immersion heater and access to roof space.

Bedroom 1:

With ‘Velux’ window and wood floor. 13’7 x 9’6



Bedroom 2:

With wood floor. 13’4 x 8’8



Bedroom 3:

With built in wardrobes and wood floor. 9’3 x 8’8



Bathroom:

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle, bath with tiled surround, part tiled walls, extractor fan, ‘Velux’ window and wood floor.





**EXTERIOR FEATURES:**

Outside to rear there is an enclosed south facing established shrubbery garden and paved patio area. Outside to front there is a paved driveway and garden area laid in lawn.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows & Doors
- \*\* Private Parking To Front
- \*\* Current Tenant In Place Until Feb 2022 Through LPG Property
- \*\* Private Rear Garden

**TENURE:**

Leasehold

**CAPITAL VALUE:**

£125,000 (Rates: £1070. 38 p/a approx.)

