PAUL RO

PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover | Income Protection | Buildings & Contents Insurance | Trusts |

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









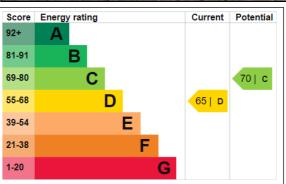
64 The Promenade Portstewart BT55 7AF T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

ARMSTRONG GORDON





PORTSTEWART

86 Old Mill Grange BT55 7GE Offers Over £139,500

028 7083 2000 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. $18'0 \times 13'5$



FIRST FLOOR:

Landing:

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



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.)





