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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	72 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

20 Old Mill Grange

BT55 7GD

Offers Over £169,500

028 7083 2000
www.armstronggordon.com

A great opportunity to acquire a 3 bedroom semi-detached house situated in the Old Mill Grange area of Portstewart. Constructed circa 2000 by well known contractors O’Kane & Devine, the property is in excellent order throughout and benefits from a recently renovated new kitchen and upgraded bathroom suite and also a south west facing rear garden from a sun perspective. This home offers both bright and spacious living accommodation. This is undoubtedly an excellent investment opportunity for those wishing to purchase in this beautiful part of the North Coast.

Approaching Portstewart on the Coleraine Road, take your third exit onto the Mill Road. Then take your fourth right after the Portstewart Medical Centre onto Lissadell Avenue and take your fourth right into Old Mill Grange. No. 20 will be situated on your right hand side.

ACCOMMODATION COMPRISES:

Entrance Hall:

5’9 wide with under stairs storage cupboard and laminate wood floor.

Lounge:

With pine surround fireplace with tiled hearth and cast iron inset, eyeball spot lighting and laminate wood floor. 16’2 x 11’4



Kitchen/Dining Area:

With bowl and half stainless steel sink unit, high and low level built in units, integrated stainless steel ‘Hotpoint’ oven, gas hob with ‘Faber’ extractor fan above and tiled splashback, integrated fridge freezer, plumbed for automatic washing machine and tumble dryer, eyeball spot lighting, saucepan drawers, laminate wood floor and patio doors leading to rear garden. 17’7 x 10’8



FIRST FLOOR:

Landing:

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



Bedroom 1:

10’9 x 10’8

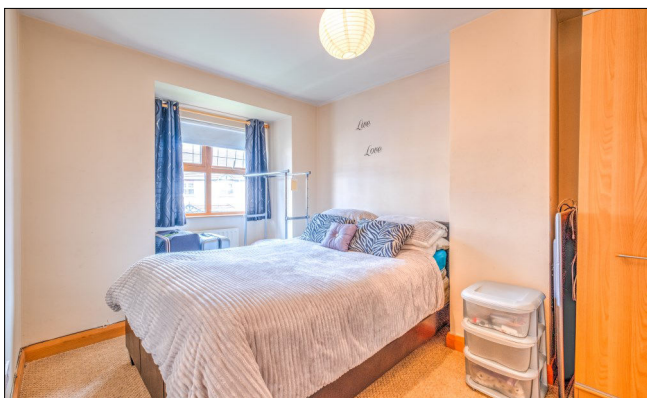


Ensuite with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower and extractor fan.



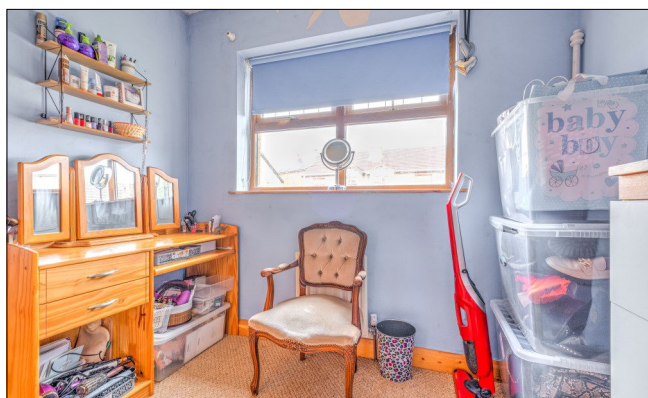
Bedroom 2:

With laminate wood floor. 13'10 into bay x 8'9



Bedroom 3:

With single built in wardrobe. 8'3 x 7'6



Bathroom:

With white suite comprising w.c., wash hand basin, telephone hand shower over bath, fully cladded walls and extractor fan.



EXTERIOR FEATURES:

Tarmac driveway. Garden to rear is fully enclosed and laid in lawn with paved patio area. Garden to front is laid in lawn. Lights to front and rear. Tap to rear.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows & Doors
- ** Ideal For First Time Buyer
- ** Increase Of Families Moving Into The Development

TENURE:

Leasehold

CAPITAL VALUE:

£125,000 (Rates: £1087. 75 p/a approx.)

