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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



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		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

4 York Avenue

BT55 7BY

Offers Over £159,500

028 7083 2000
www.armstronggordon.com

A delightful 2 bedroom mid-terrace house offering compact living accommodation and in reasonable order throughout. This ideal home is located in a well established residential area located close to most local amenities including the towns Promenade, schools, scenic walks and golf courses. Externally the property benefits from a generously proportioned rear garden with a south westerly aspect. This property is suited to a wide range of purchasers including first time buyers who are looking to locate to this beautiful part of the north coast.

Approaching Portstewart from Portrush on the Portmore Road, turn left at the New York Restaurant onto Central Avenue. Take your first left onto York Avenue and No 4 will be located on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:
4'10 wide with understairs storage.



Lounge:
With cast iron fireplace and tiled hearth.
10'2 x 9'11



Kitchen:
With stainless steel circular sink unit, range of high and low level built in units with tiling between, integrated stainless steel oven, hob with extractor fan above, space for fridge freezer, plumbed for automatic washing machine, drawer bank, feature 'Aga', wood sheeted ceiling, tiled floor, patio doors leading to rear garden.
15'4 x 10'3



FIRST FLOOR:

Landing:

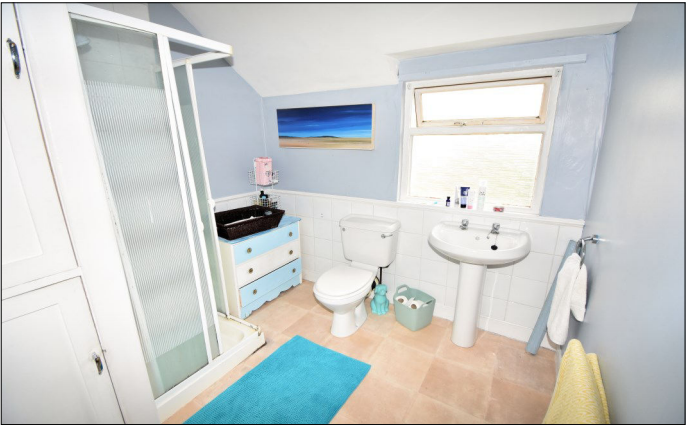
Bedroom 1:
With sea views and feature Victorian style painted fireplace. 15'6 (max) x 9'3



Bedroom 2:
11'1 x 7'2 (max)



Shower Room:
With w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, part tiled walls, hot press and storage cupboard.



EXTERIOR FEATURES:

Fully enclosed garden to rear with decked area , separate lawn area and vehicle access. Boiler house with space for freezer and dryer. Separate outside w.c. Concrete patio area to front.

**SPECIAL FEATURES:**

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows (Except Bathroom)
- ** Ideal For First Time Buyer
- ** Town Centre Location

TENURE:

To Be Confirmed

CAPITAL VALUE:

£75,000 (Rates: £625.65 p/a approx.)