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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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

## PORTSTEWART

6 Millfort Close

BT55 7GZ

Offers Over £159,500

028 7083 2000  
www.armstronggordon.com

A delightful 4 bedroom mid-terrace house located in a popular housing development just off Lissadell Avenue. A clever internal layout allows you to live in comfortable style with all the rooms both bright and spacious. Constructed circa 2001 by Harrod Homes, the property externally benefits from a fully enclosed rear garden. A very good income generator, the property will be let out to 3 students from September 2022 to May 2023 deriving a rental income of approximately £660 per month. The property has also proved popular in previous years during the summer months of July and August averaging £500 per week (approx).

Approaching Portstewart on the Coleraine Road, turn right after Tesco at Flowerfield Arts Centre onto the Agherton Road. Take your third left into Lissadell Avenue and then your ninth left into Millstone Avenue. Take your second left at the bottom of the avenue which leads into Millfort Close. No 6 will be located on your left hand side.

**ACCOMMODATION COMPRISES:**

**Entrance Hall:**

6'5 wide with tiled floor and under stairs storage cupboard.

**Lounge:**

Cast iron fireplace with pine surround and tiled hearth, laminate wood floor. 13'10 x 11'4



**Kitchen:**

With stainless steel sink unit, range of high and low level units with tiling between, integrated oven and hob with extractor fan above, space for fridge, plumbed for automatic washing machine, drawer bank, tiled floor, patio doors to rear. 11'10 x 8'8



**Bedroom 4:**

9'0 x 8'1

**FIRST FLOOR:**

**Landing:**

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

**Bedroom 1:**

With wooden floor. 12'2 x 10'0

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



**Bedroom 2:**

With laminate wood floor. 10'10 x 9'10



**Bedroom 3:**

With laminate wood floor. 7'9 x 6'10



**Bathroom:**

With white suite, w.c., wash hand basin, tiled over bath, electric shower over bath.

**EXTERIOR FEATURES:**

Outside to rear there is a fenced and hedged in lawn and right of way for bins to side. Outside to front there is a tarmac parking area and garden laid in lawn.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Excellent Decorative Order
- \*\* Tenants In Place From September 2022 to May 2023
- \*\* Generating A Rental Income Of £660 PCM (approx.)
- \*\* NITB Approved

**Please note that new HMO Regulations have come into force on 1st April 2019. We strongly recommend that all purchasers seek legal clarification of these new regulations if it is your intention to rent this property out as an HMO.**

**CAPITAL VALUE:**

£110,000 (Rates: £957.22)

**TENURE:**

Freehold



# 6 Millfort Close

Approximate Gross Internal Area  
90.3 sq m / 972sq ft



Ground Floor



First Floor



Illustration for identification purposes only, measurements are approximate,  
not to scale. FloorplansUsketch.com © 2015 (ID177465)