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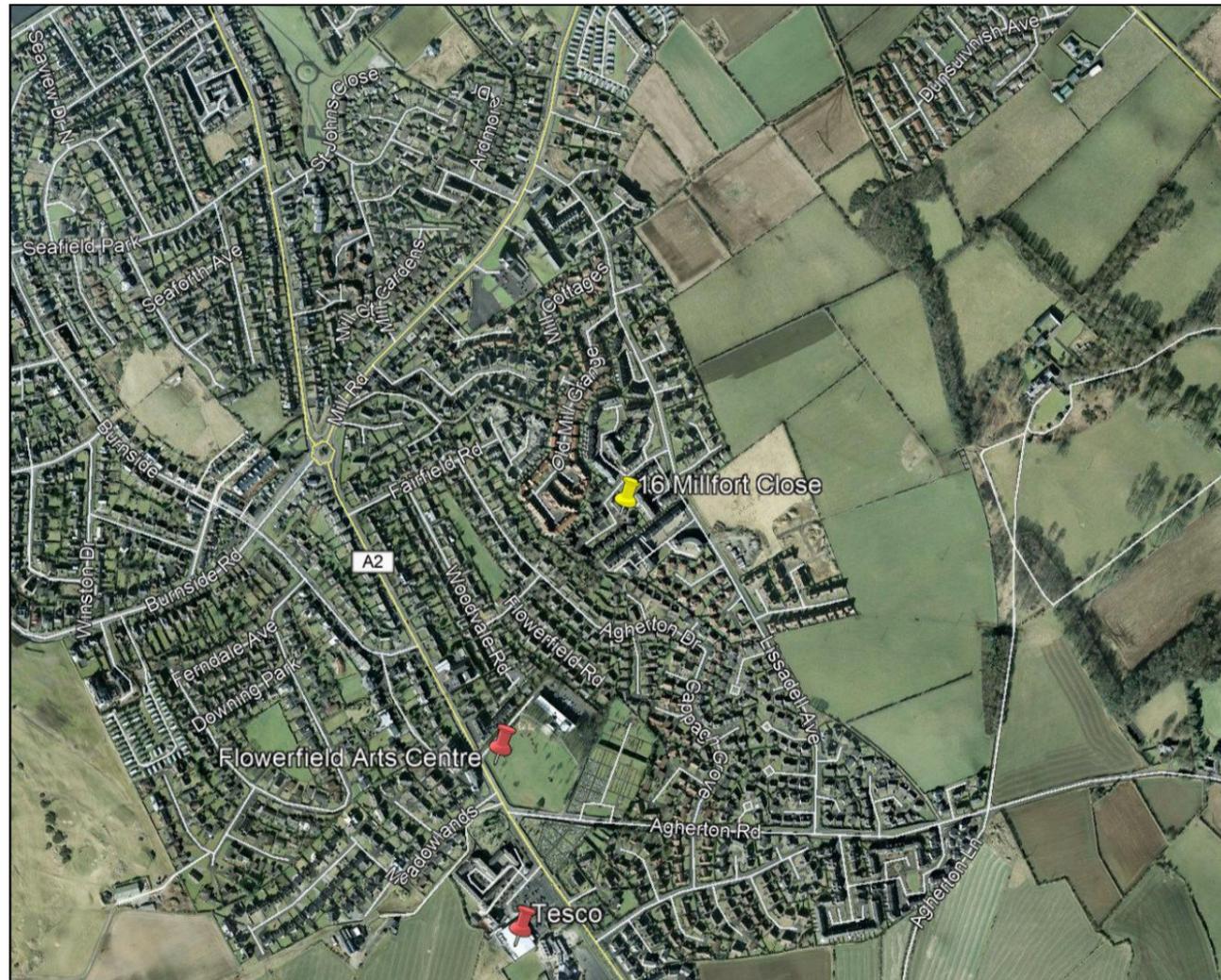
**ARMSTRONG GORDON**

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	68   D
39-54	E		
21-38	F		
1-20	G		

## PORTSTEWART

16 Millfort Close

BT55 7GZ

Offers Over £194,500

028 7083 2000  
www.armstronggordon.com

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A delightful 4 bedroom end terrace house located in a popular area. 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 also benefits from a rear garden which is easily maintained. Offering excellent family accommodation throughout, the property offers versatile and modern living. The selling agent strongly recommends early internal inspection to avoid disappointment in this strong market.

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. Proceed straight ahead into Millfort Close and No. 16 will be on your left hand side as you go around the corner.

**ACCOMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

11'9 wide with under stairs storage cupboard.

**Separate W.C.:**

With white suite comprising w.c., wash hand basin with tiled splashback and solid wood floor.

**Lounge:**

With cast iron fireplace with tiled hearth and solid oak surround and solid wood floor. 18'4 x 17'5



**Kitchen/Dining:**

With single drainer stainless steel sink unit, high and low level built in units with tiling between, built in oven, integrated induction hob with extractor fan above, space for dishwasher, drawer bank, sliding patio door leading to rear garden, part tiled floor to kitchen area and laminate wood floor to dining area.

16'5 x 15'11



**Utility Room:**

With single drainer stainless steel sink unit, low level built in units, plumbed for automatic washing machine, space for tumble dryer, space for fridge/freezer, extractor fan and tiled floor. 9'11 x 5'6

**FIRST FLOOR:**

**Bedroom 1:**

With solid wood floor. 14'7 x 10'8

**Ensuite off with** w.c., wash hand basin, fully tiled walk in shower cubicle and solid wood floor.



**Bedroom 2:**

With solid wood floor. 11'11 x 10'9



### **Bedroom 3:**

With solid wood floor. 10'8 x 9'8



### **Bedroom 4:**

With solid wood floor. 10'6 x 9'2



### **Bathroom:**

With white suite comprising w.c., wash hand basin with tiled splashback, shower over wood panelled bath with PVC cladding above and electric shower fitting, extractor fan and tiled floor.



### **EXTERIOR FEATURES:**

Outside to front there is a tarmac drive with parking area.

Outside to rear there is a fenced enclosed landscaped garden area with raised timber decking area.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Very Generous Room Sizes
- \*\* Space For Garage To Rear Of Property

**CAPITAL VALUE:**

£150,000 (£1,305.30 p/a approx.)

**TENURE:**

Freehold

