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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

& Company Limited
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



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ARMSTRONG GORDON



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	63 D
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

24 Millstone Park

BT55 7HL

Offers Over £185,000

028 7083 2000
www.armstronggordon.com

A wonderful opportunity to acquire a 5 bedroom end-terrace house located in a popular area. Constructed circa 2004 by well known builders O’Kane & Devine Ltd, the property is in good order throughout and offers both bright and spacious living accommodation along with garage and private parking. This is an excellent investment opportunity and could be a fantastic income generator for those wishing to purchase in this beautiful part of the North Coast.

Approaching Portstewart on the Coleraine Road turn right after Tesco onto the Agherton Road. Take your third left onto Lissadell Avenue and then your ninth left into Millstone Avenue. Take your second right into Millstone Park and No. 24 will be situated on your left hand side just before the green.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:
6’6 wide with tiled floor and door leading to integral garage.

Kitchen/Dining Area: 15’2 x 8’6

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated hob, ‘Beko’ stainless steel oven and stainless steel extractor fan above, integrated fridge freezer, large storage cupboard housing boiler, drawer bank, tiled floor and PVC glass French doors leading to:



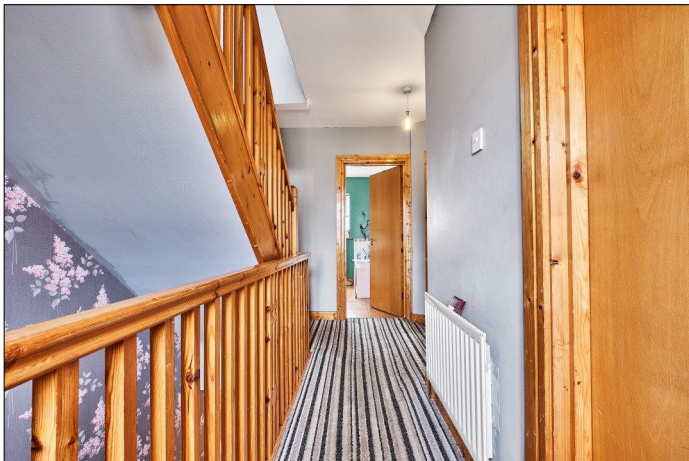
Conservatory:

With light and power points with tiled floor.
10’8 x 10’4



FIRST FLOOR:

Landing:



Lounge:

With pine surround fireplace with cast iron inset, tiled hearth, laminate wood floor and PVC glass French doors leading to balconette. 16’6 x 13’2



Bedroom 4:

12’7 x 10’2 (average)



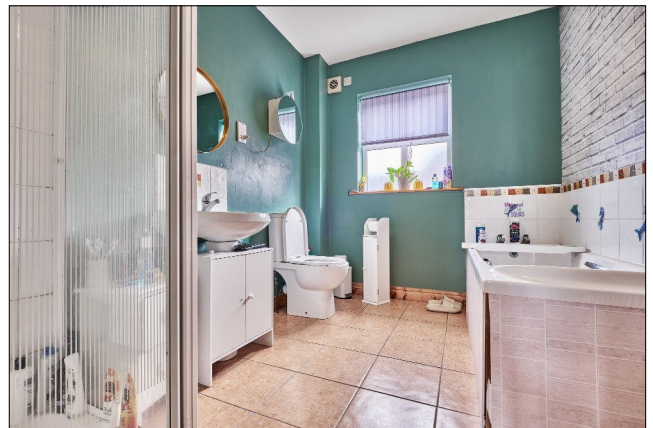
Bedroom 5:

9'1 x 9'1



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, bath with tiled surround, shaver point, extractor fan and tiled floor.



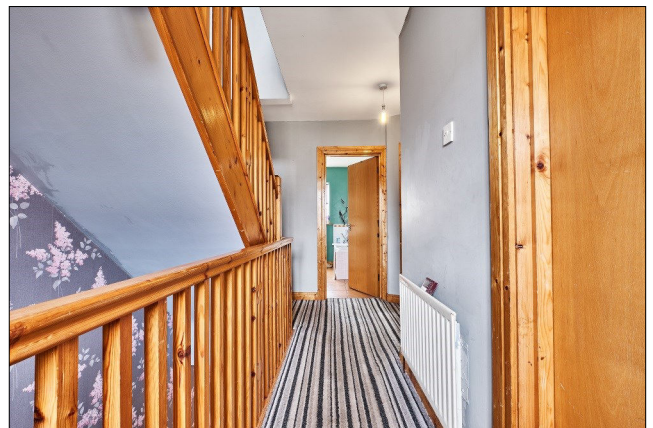
SECOND FLOOR:

Landing:

With hot press and 'Velux' window.

Separate W.C.:

With w.c., wash hand basin with tiled splashback, extractor fan and tiled floor.



Bedroom 1:

With feature arch window. 14'8 x 11'7

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



Bedroom 2:

With 'Velux' window. 16'9 x 9'2



Bedroom 3:

9'3 x 9'1 max



EXTERIOR FEATURES:

Paved parking area to front leading to integral garage with roller door 16'9 x 11'3. With plumbed for automatic washing machine, space for tumble dryer, half wood panelled walls, light and power points. Garden to rear is fenced in and laid in lawn with paved patio area. Light to front and rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Integral Garage
- ** Popular Rental Area

TENURE:

Leasehold

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and to maintain communal areas. Details of the full services are available on request. Current service charge £243.00 per annum approx. (16.10.2023)

CAPITAL VALUE:

£170,000 (Rates: £1479. 34 p/a approx.)

