

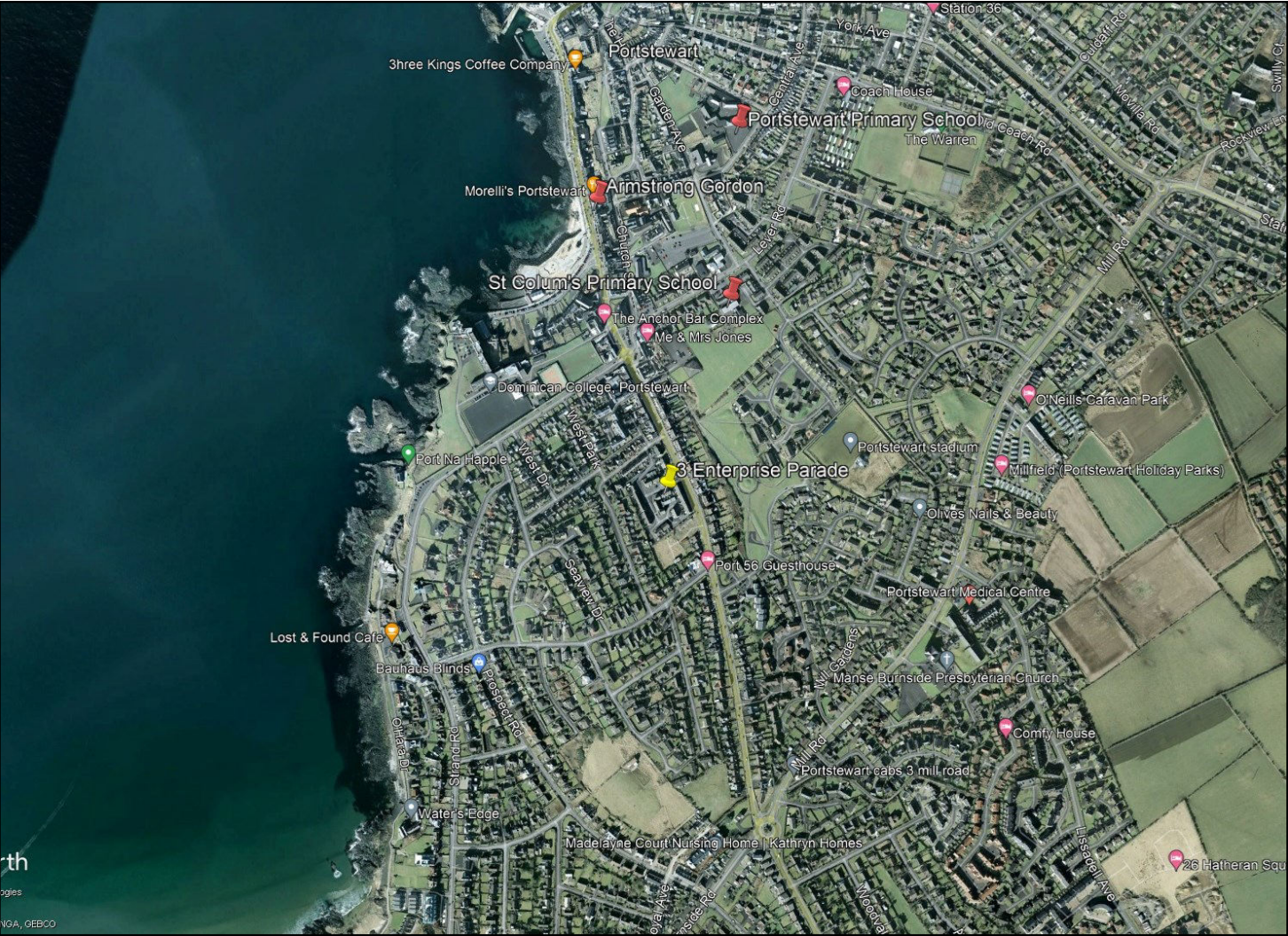


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# ARMSTRONG GORDON



## 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
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

## PORTSTEWART

3 Enterprise Parade

BT55 7JZ

Offers Over £169,500

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A fantastic opportunity to acquire a three bedroom mid terrace house located in a well established residential area. The property itself offers ample living accommodation and enjoys an enclosed back garden and is also located close to most local amenities including award winning beaches, local schools and the main Promenade which features boutiques and eateries. In excellent condition throughout, this property is sure to generate interest with a wide range of potential purchasers including first time buyers looking to get into Portstewart.

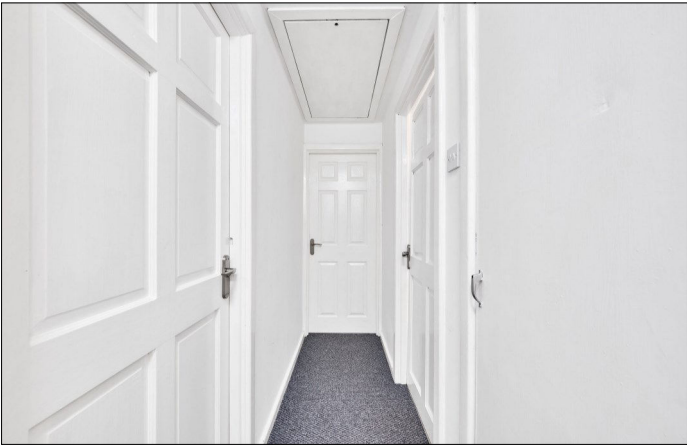
Approaching Portstewart on the Coleraine Road, take your third left after the Burnside roundabout into Enterprise Parade. No 3 will be located immediately on your left hand side.

ACCOMMODATION COMPRISES:

**Entrance Hall:**  
6’6 wide with laminate wood floor.



**First Floor Landing:**



**Lounge:**  
With laminate wood floor. 14’7 x 11’6



**Kitchen / Dining:**  
With single drainer stainless steel sink unit, range of high and low level units with tiling between, space for cooker, stainless steel extractor fan, plumbed for automatic washing machine, laminate wood floor. 12’7 x 11’6 (average)

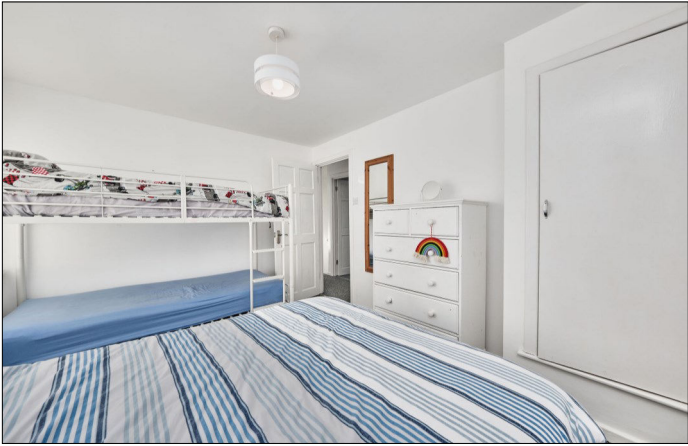
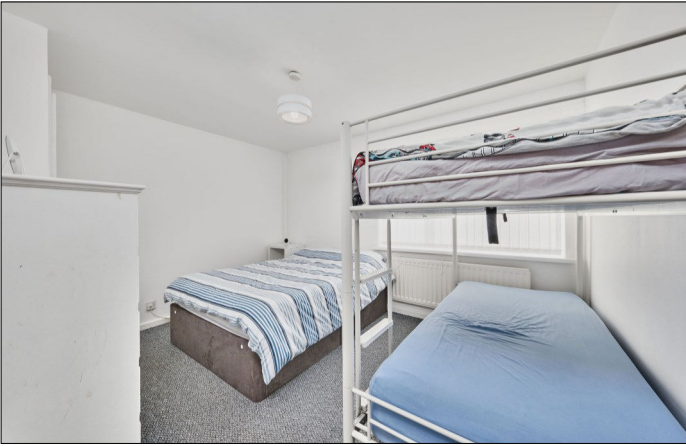


**Utility Room:**  
With low level units, space for fridge freezer, laminate wood floor. 9’11 x 4’11



**FIRST FLOOR:**  
**Landing:**  
With hot press and access to roof space.

**Bedroom 1:**  
With built in wardrobe. 12’2 x 9’11





**Bedroom 2:**

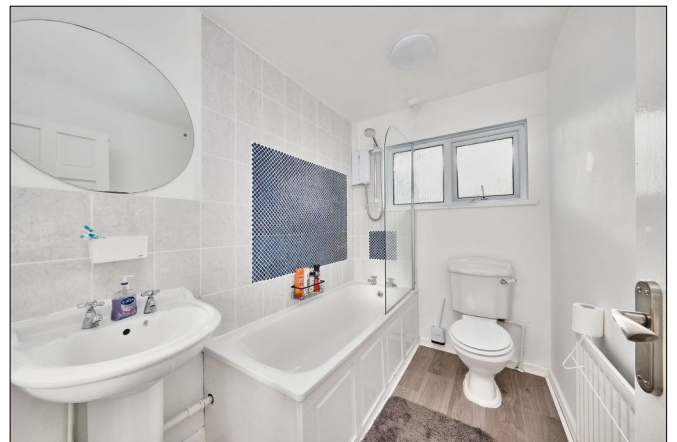
8'7 x 7'11

**Bedroom 3:**

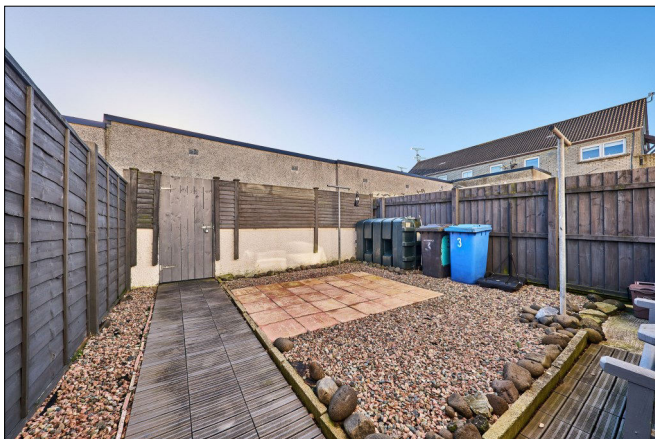
10'0 x 6'5

**Bathroom:**

With white suite comprising w.c., wash hand basin, electric shower over bath, part tiled walls, laminate wood floor.

**EXTERIOR FEATURES:**

Garden to front is fully enclosed with screened area. Garden to rear is fully enclosed with paved patio area and screened areas. Boiler and tap to rear.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Town Centre Location
- \*\* Ideal For First Time Buyer, Investment Or Holiday Home
- \*\* Excellent Decorative Order

**CAPITAL VALUE**

£90,000 (Rates: £837.45)

**TENURE:**

Leasehold