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To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

ARMSTRONG GORDON



ARMSTRONG GORDON
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 THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 57 D | 68 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

PORTSTEWART

74 Lever Road

BT55 7ED

Offers Over £289,500

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This is a charming four bedroom semi-detached house located in the heart of Portstewart extending to approximately 2077 sq ft of living space and benefits from a fabulous side and rear extension. This superb family home should meet the needs of a wide and varied range of potential purchasers. Well presented throughout and in excellent order, there are many fine features including modern kitchen and bathrooms and externally has a fully enclosed rear garden which will be easy to maintain with artificially laid grass. Centrally located, the property also benefits from being situated to basically most, if not all local amenities including shops, schools, churches and most main bus routes into Coleraine and Portrush. Early inspection is highly recommended of this most delightful and conveniently located property.

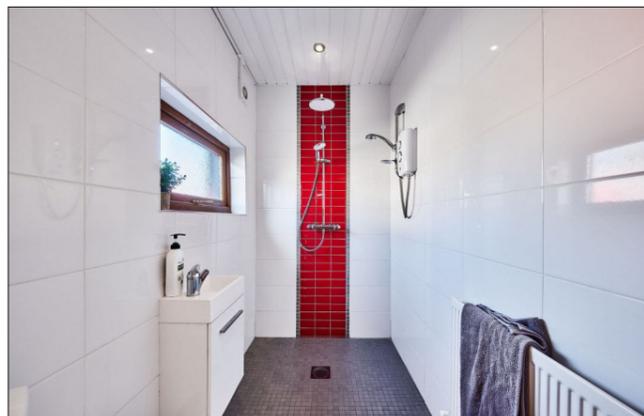
Approaching Portstewart on the Coleraine Road, take your third left at the Diamond roundabout onto the Diamond. Take your first right onto Lever Road and No. 74 will be located at the far end on your right hand side just before Old Coach Road.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

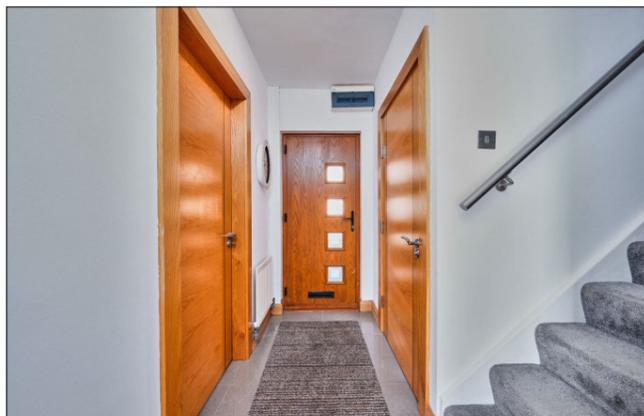
4'4 wide with under stairs storage and Porcelain tiled floor.



Open Plan Lounge/Kitchen/Dining Area: 22'4 x 19'4

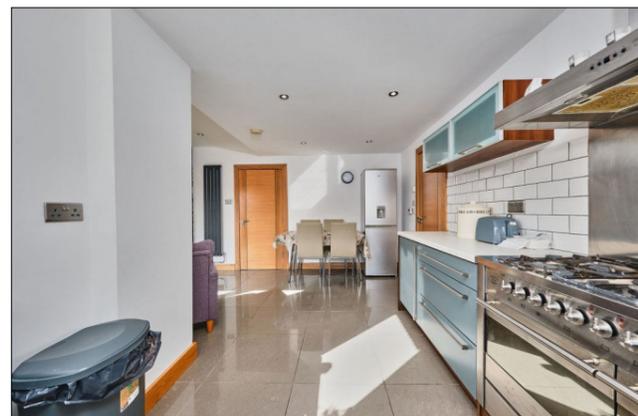
Kitchen:

With bowl and half single drainer stainless steel sink unit, low level built in units with tiling between, frosted high level units, space for gas hob and electric range cooker, stainless steel splashback with stainless steel extractor fan above, plumbed for automatic dishwasher, saucepan drawers, drawer bank, recessed lighting and Porcelain tiled floor. Door leading into further living accommodation.



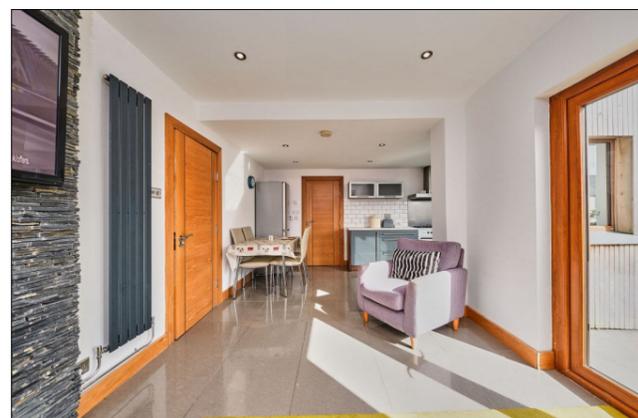
Shower Room:

With w.c., wash hand basin with storage below, fully tiled walk in shower area with mains rainfall and telephone hand shower, fully tiled walls, recessed lighting, extractor fan, PVC sheeted ceiling and tiled floor.



Lounge:

With multi burner stove with stone tiled surround and tiled hearth, vertical radiator, recessed lighting, Porcelain tiled floor and PVC woodgrain French doors leading to rear garden.



Bedroom 1:

With 'Victorian style' cast iron fireplace with tiled hearth. 11'0 x 10'8



FIRST FLOOR:

Landing:

With feature glass blocks, storage cupboard and laminate wood floor.

Bedroom 2:

With built in shelving and laminate wood floor. 13'8 x 10'0



Bedroom 3:

With built in furniture consisting of two double wardrobes, overhead storage and shelving. 10'7 x 9'11



Lounge: 21'8 x 13'9

With dimmer control panel, laminate wood floor and PVC French doors leading to large paved balcony. Balcony approx. 10ft wide x 15ft long





Bathroom:

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with rainfall shower head and additional telephone hand shower over bath, heated towel rail, fully tiled walls, PVC sheeted ceiling with recessed lighting, extractor fan and tiled floor.



SECOND FLOOR:

Landing:

With 'Velux' window and door leading to bedroom. 10'4 x 8'8 average



Bedroom 4:

With 'Velux' window. 14'3 x 8'3

Shower Room:

With w.c., wash hand basin with illuminated mirror above and storage below and walk in shower cubicle with mains shower.



EXTERIOR FEATURES:

Tarmac driveway leading to converted garage 30'7 x 13'8 with single drainer sink unit, high and low level units, plumbed for automatic washing machine, glass display cabinets, shelving, recessed lighting, electrically operated door and PVC French doors leading to rear garden. Garage accessed off the kitchen. Garden to rear is fenced in with extensive paved patio area and large garden with artificial lawn area. Light to front and tap to rear. Original Portstewart wall surrounding property and wood panel finish to rear extension.



SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Town Centre Location
- ** Property To Be Sold As Seen With Furniture & Contents
- ** New Pressurised Heating System Installed at £8,000.00
- ** Four Bedroom, Three Reception & Three Bathrooms/Shower Rooms

TENURE:

Leasehold

CAPITAL VALUE:

£155,000 (Rates: £1442.28 p/a approx.)

