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ARMSTRONG
GORDON



64 The Promenade Portstewart BT55 7AF

T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	66 D
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

4 Springfield Gardens

BT55 7AJ

Offers Over £184,500

Closing Date Thursday 8th May at 12 noon approx.

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This is a charming three bedroom mid-terrace house located in the heart of Portstewart which possesses that all important feeling of warmth and character. This delightful home should meet the needs of a wide and varied range of potential purchasers. Well presented throughout and in good order, there are many fine features the property has to offer. Centrally located, the property also benefits from being situated to most, if not all local amenities including shops, schools, churches and all 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 you third left off the Diamond roundabout onto Church Street. Take your first right into Springfield Gardens and No 4 will be located on your left hand side.

ACCOMMODATION COMPRISES:

Entrance Hall:

3 wide with solid wood floor.

Lounge:

With Victorian style cast iron fireplace surround, tiled inset and solid wood floor. 12'3 x 11'6



Dining Room:

With recessed log burner, understairs storage and solid wood floor. 14'3 x 10'0



Kitchen:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, space for cooker, space for fridge, tiled floor and pedestrian door leading to rear garden. 9'4 x 6'3



Utility Room:

With plumbing for automatic washing machine, storage cupboard and tiled floor.

Separate W.C:

With wash hand basin and telephone mains hand shower.



Shower Room:

With w.c., wash hand basin, telephone mains hand shower, fully tiled walls, recessed lighting and tiled floor.



FIRST FLOOR:

Landing Return:

Bedroom 3/Office:

With storage cupboard housing gas boiler and solid wood floor. 9'3 x 6'1



FIRST FLOOR:

Landing:

With access to roof space.

Bedroom 1:

With solid wood floor. 15'2 x 9'5



Bedroom 2:

With solid wood floor. 10'0 x 9'9



EXTERIOR FEATURES:

Fully enclosed concrete yard to rear.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Town Centre Location
- ** Ideal For First Time Buyer

TENURE:

TBC

CAPITAL VALUE:

£85,000 (Rates: £833.34 p/a approx.)

