

For Sale

86 Lever Road, Portstewart, BT55 7EE

Offers Around **£140,000**



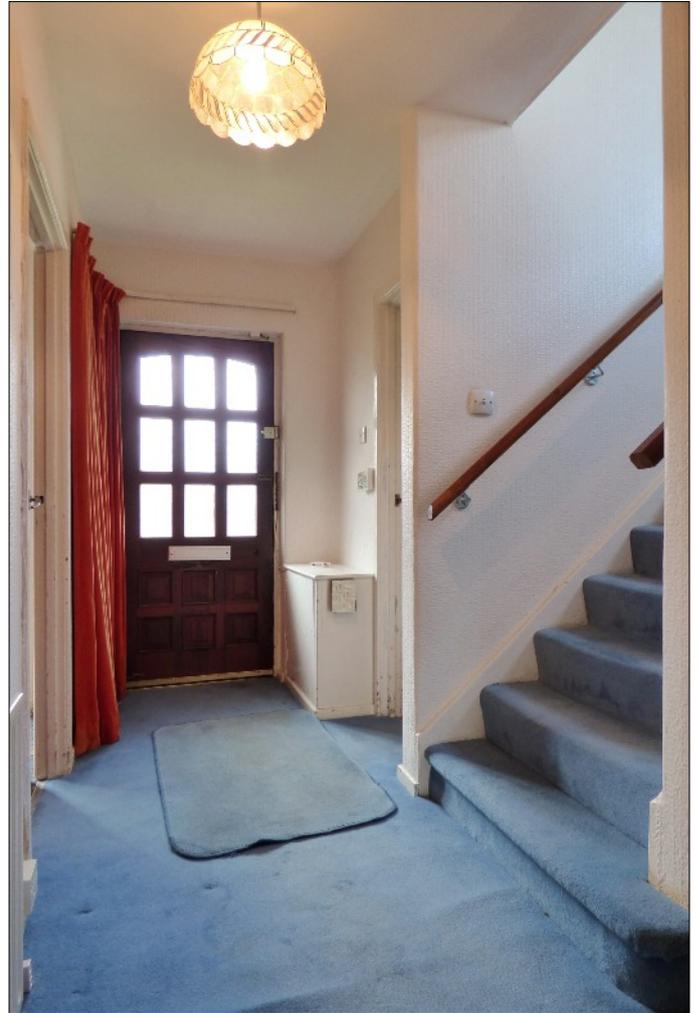
Property Overview

- Semi Detached House
- 3 Bedrooms, 2 Reception Rooms
- Oil fired central heating
- Hardwood double glazed windows (except where stated)
- Enclosed private garden to rear
- Close to town centre, schools, etc.
- Detached Garage 22'0 x 11'4
- Property in need of modernisation
- Rates: The assessment for the year 2018/2019 is £951.96
- EPC rating - E50

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ENTRANCE HALL:
With under stairs storage cupboard.



CLOAKROOM:
Comprising wash hand basin and separate w.c.

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LOUNGE:
4.17m x 3.25m (13' 8" x 10' 8")



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FAMILY ROOM:

4.27m x 2.92m (14' 0" x 9' 7") with mahogany fireplace, cast iron and tiled inset, tiled hearth. Open archway to:



OPEN PLAN KITCHEN / DINING AREA:

6.22m x 3m (20' 5" x 9' 10")

KITCHEN:

with eye and low level units, one and a half bowl stainless steel sink unit, Tricity integrated oven, Belling integrated oven, extractor canopy, tiled between units, plumbed for dishwasher. Single glazed wooden window.

DINING AREA:

with single glazed French doors to rear patio area.

UTILITY ROOM:

3.05m x 2.51m (10' 0" x 8' 3") with low level cupboards, single bowl stainless steel sink unit, plumbed for washing machine, space for tumble dryer, tiled above units. Door from hall and to kitchen.

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TURNING STAIRCASE LEADING TO:

FIRST FLOOR

LANDING:

With access to roof space, linen cupboard.



BEDROOM (1):

4.17m x 3.1m (13' 8" x 10' 2") with built in wardrobe.



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BEDROOM (2):
3.23m x 3.02m (10' 7" x 9' 11")



BEDROOM (3):
3.05m x 2.64m (10' 0" x 8' 8")



BATHROOM AND W.C. COMBINED:

Comprising panel bath with mains shower fitting over, tiled around bath, w.c. and wash hand basin, tiled splashback.



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EXTERIOR FEATURES

Small garden laid in lawn to front. Outside light to side. Concrete driveway to side. Water tap to side. Garden laid in lawn to rear fully enclosed with trees, shrubs and pedestrian gate to side. Raised paved patio area to rear. PVC oil tank.

DETACHED GARAGE:

6.71m x 3.45m (22' 0" x 11' 4") with roller door, oil fired burner, pedestrian door, strip light and power points, single glazed wooden window.

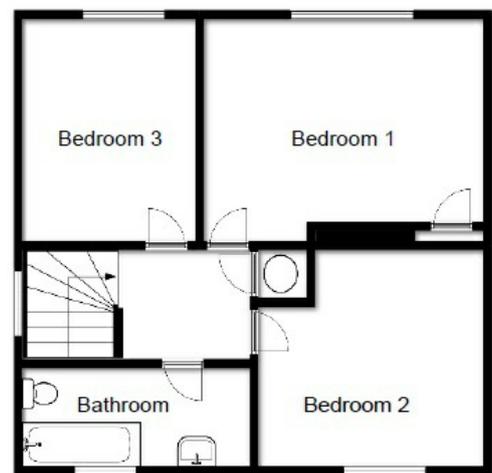


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FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

MISREPRESENTATION CLAUSE: McAfee Sales, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

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Property Location:

On approaching Portstewart along the Coleraine Road, turn right at the Diamond roundabout onto Church Street. Then take the first turning on the right onto Lever Road and No 86 will be located at the far end on the right hand side.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			62
(39-54) E		50	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC 	
Full EPC available on request			

OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

www.mcafeeproperties.co.uk
portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE

PST1220 070618/RT

PC 051018

OUR OFFICE LOCATION



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