

For Sale

46 Prospect Road, Portstewart, BT55 7LQ

Offers Over **£185,000**



Property Overview

- Semi Detached House
- 3 Bedrooms, 2 Reception Rooms
- In need of modernisation
- Situated close to Portstewart Strand beach and golf courses in an excellent residential area
- Oil fired central heating
- Partial Woodgrain uPVC double glazed windows
- Enclosed rear garden
- Sea and coastline view from the first floor at the rear of the property
- Convenient to Portstewart Strand beach and Portstewart golf course
- Rates: The assessment for the year 2020/2021 is £1481.55
- EPC Rating - F38

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Entrance Hall:

With mahogany front door with glass pain windows, woodblock flooring, pine sheeted ceiling, under stairs cloaks cupboard.



Shower Room:

Comprising tiled shower cubicle with Mira mains shower fitting, w.c., tiled floor, low level units with single bowl stainless steel sink unit, space for washing machine.

Lounge:

14'5 x 10'7 plus box window with tiled fireplace, wood block flooring.

Dining Room:

14'7 x 10'7 with wood block flooring.

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Kitchen:

14'7 x 7'10 (Max) with mahogany glass panelled door, eye and low level units, tiled between units, stainless steel double drainer sink unit, Creda oven and hob, Homark extractor fan, tiled floor, sheeted ceiling, woodengrain uPVC double glazed door to rear garden.

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Turning staircase leading to:

FIRST FLOOR

Landing:

With hot press and storage cupboard, access to roof space. Sea and coastline view including Mussenden Temple, Barmouth and Donegal Headlands.

Bedroom (1):

11'5 x 10'10 with built-in wardrobe.



Bedroom (2):

10'9 x 10'7 with built-in wardrobe.



Bedroom (3):

10'0 x 6'11 with built-in wardrobe. Sea and coastline view including Mussenden Temple, Barmouth and Donegal Headlands.

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Bathroom and w.c. combined:

Comprising panel bath with telephone hand shower attachment, tiled around bath, wash hand basin, w.c., extractor fan.

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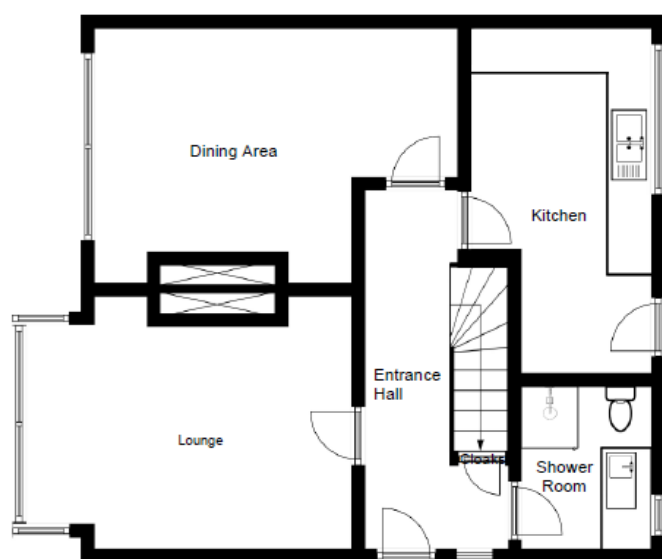
EXTERIOR FEATURES

On approaching Portstewart along the Coleraine Road, at the Burnside roundabout turn left onto Burnside Road, then first right onto Prospect Road and Number 46 is situated on the left hand side.

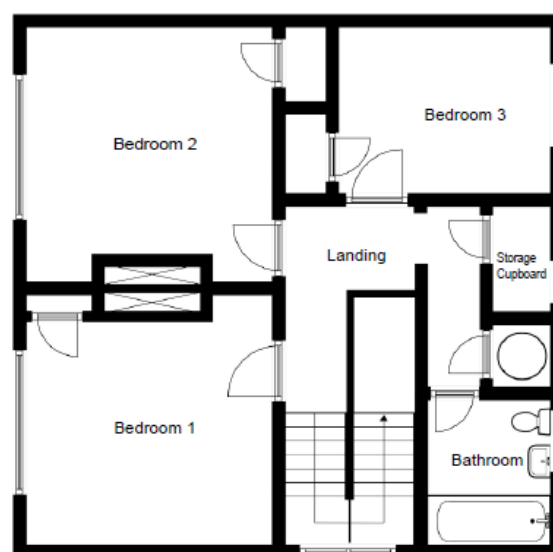


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FLOOR PLANS



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.

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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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	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		58
E 39-54	38	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
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

PST1338 091120/RT

OUR OFFICE LOCATION



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