

For Sale

17 Cranfield Court, Portstewart, BT55 7NZ

Offers Over **£150,000**



Property Overview

- End Terrace House
- 4 Bedrooms, 1 Reception Room
- Oil fired central heating
- uPVC double glazed windows
- uPVC fascia, soffits and downpipes
- Close to town centre and local amenities
- Yard to front and rear
- Excellent order throughout
- Rates: The assessment for the year 2020/2021 is £973.59
- EPC Rating - D56

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Entrance Hall:

With uPVC glass panel front door, recess display, telephone point.

Cloakroom:

Comprising wash hand basin set in vanity unit, w.c., tiled floor.



Lounge:

4.68m x 3.8m (15' 4" x 12' 6") with brick fireplace, wooden mantle, tiled hearth, dimmer switch lighting, picture rail, television point and display shelving, wired for wall lights

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Kitchen / Dining Area:

5.9m x 3.21m (19' 4" x 10' 6") with eye and low level units, one and a half bowl corner sink unit, extractor fan, Hotpoint double oven and hob, tiled between units, tiled floor, integrated Indesit dishwasher, plumbed for automatic washing machine, space for fridge / freezer, space for microwave, recess lighting, under stairs storage. Door to rear yard.

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Bedroom (4):

2.83m x 2.19m (9' 3" x 7' 2") with laminate flooring.



FIRST FLOOR

Landing:

With access to roof space, large storage cupboard / hot press.

Bedroom (1):

3.81m x 3.48m (12' 6" x 11' 5") with laminate flooring, built-in wardrobe.



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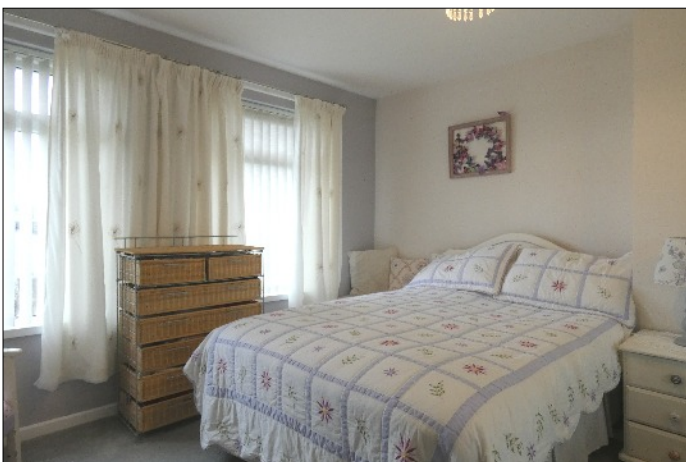
Bedroom (2):

4.65m x 3.23m (15' 3" x 10' 7") (Max) with laminate flooring.



Bedroom (3):

3.43m x 2.93m (11' 3" x 9' 7") with mirror sliderobes doors leading to large walk-in wardrobe / storage.



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Shower Room:

Comprising corner shower cubicle with mains shower fitting and body shower attachment, wash hand basin set in vanity unit, w.c., heated towel rail, PVC panelled walls and ceiling, extractor fan, recess lighting.

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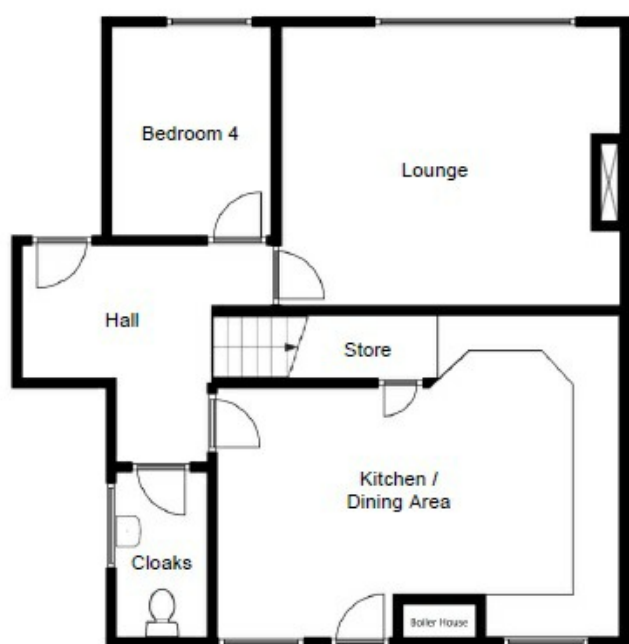
EXTERIOR FEATURES

Enclosed screened garden to front with shrubs, enclosed by hedging. Enclosed yard with artificial grass to rear enclosed by wall and fencing. Pedestrian gate to side. PVC oil tank. Boiler house. Outside light to front and rear. Water tap to rear.

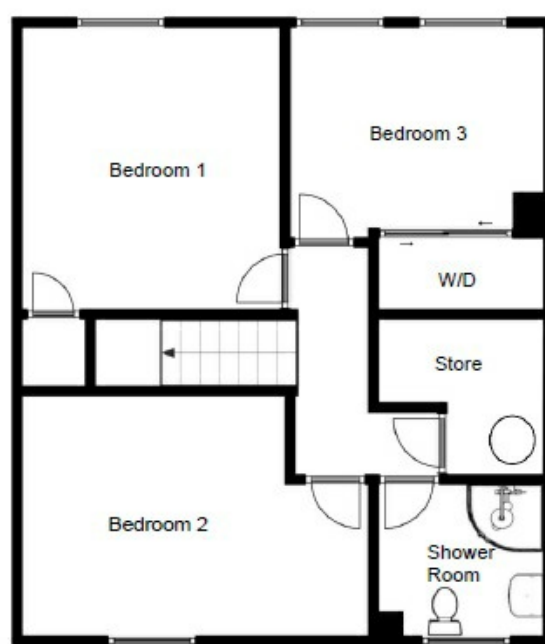


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FLOOR PLANS



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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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.
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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.

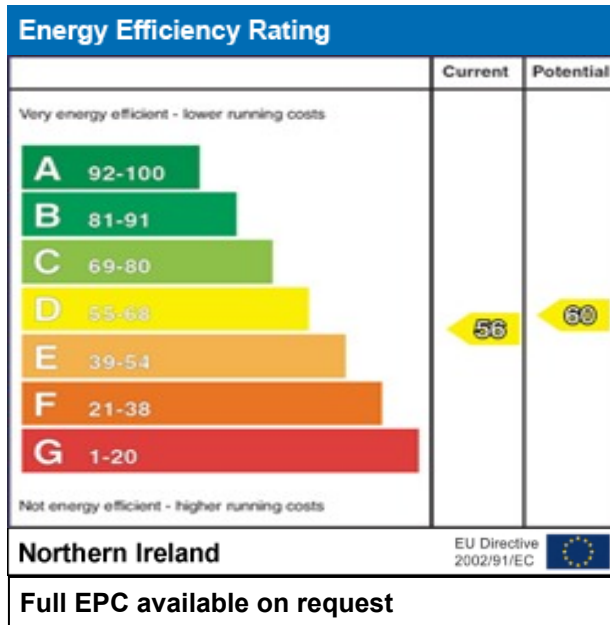
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Property Location:

On approaching Portstewart along the Coleraine Road, turn right at Burnside roundabout onto Mill Road, then second left onto Carrickbeg Avenue, then left onto Cranfield Court.

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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

PST1345 040221/RT

OUR OFFICE LOCATION

