

For Sale

23 Central Avenue, Portstewart, BT55 7BS

Offers Over **£150,000**



Property Overview

- Mid Terrace House
- 3 Bedrooms, 2 Reception Rooms
- In need of modernisation
- Oil fired central heating
- uPVC double glazed windows
- Close to town centre, schools, restaurants and golf course
- Sea views from Lounge and Bedroom 1
- Enclosed yard to rear with pedestrian access
- Rates: The assessment for the year 2020/2021 is £1015.92
- EPC Rating - E52

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ENTRANCE HALL:

With tiled floor, under stairs storage.



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Lounge:

4m x 3.89m (13' 1" x 12' 9") with tiled fireplace and hearth, wooden mantle, bay window, laminate flooring, cornice, sea views.



Family Room:

3.34m x 3.07m (10' 11" x 10' 1") with tiled fireplace and hearth, wooden mantle, laminate flooring.

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Kitchen: 4.78m x 1.83m (15' 8" x 6' 0")
with eye and low level units, one and a half bowl stainless steel sink unit, tiled between units, tiled floor, space for cooker, space for fridge / freezer, plumbed for washing machine, strip lighting, uPVC rear door, hot press.

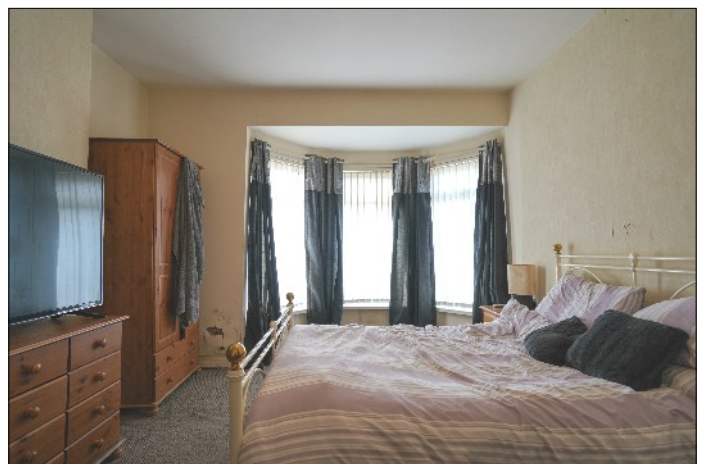
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FIRST FLOOR

Landing

Bedroom 1:

3.96m x 3.55m (13' 0" x 11' 8") (Max) with bay window, sea views.



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Bedroom 2:
3.65m x 3.19m (12' 0" x 10' 6")



Bedroom 3:
2.88m x 2.24m (9' 5" x 7' 4")

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Shower room and w.c. combined:

Comprising wash hand basin, w.c., tiled shower cubicle with Mira electric shower fitting, tiled floor, half tiled walls, access to roof space.

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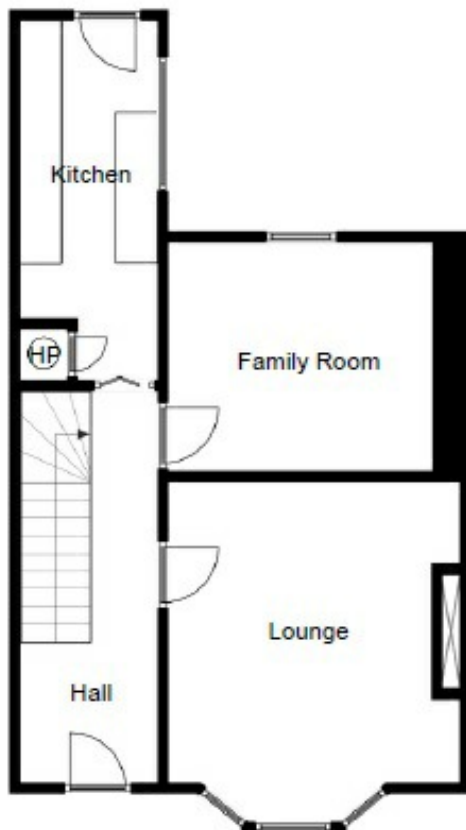


EXTERIOR FEATURES

Concrete area to front. Yard to rear with raised screened area with walls to side and fencing to rear with pedestrian gate and concrete path. PVC oil tank. Boiler house. PVC fascia. Store. Concrete area 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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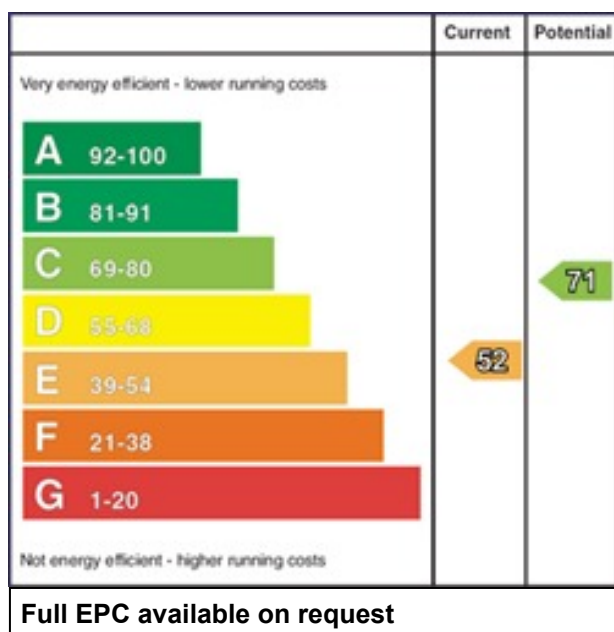
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Property Location:

On leaving Portstewart along the Portmore Road in the direction of Portrush, turn right onto Central Avenue and Number 23 is situated on the left hand side.

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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

PST1354 260421/AM

OUR OFFICE LOCATION



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