

For Sale

36 Enterprise Parade, off Coleraine Road, Portstewart, BT55 7JZ

Asking Price **£150,000**



Property Overview

- Semi Detached House
- 4 Bedrooms, 1 Reception Room
- Oil fired central heating
- uPVC double glazed windows
- Close to town centre, shops, both primary and secondary schools
- Ideal for first time buyer / investment buyer / holiday home
- Enclosed yard to the rear
- Rates: The assessment for the year 2021/2022 is £1027.56
- EPC Rating - D63

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ENTRANCE HALL:

With tiled floor, uPVC glass panelled front door.



LOUNGE:

15' 0" X 11' 7" (4.56M X 3.53M) (Max) with bow window, wooden effect flooring, television and telephone points, recess lighting.

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INNER HALL:

With tiled floor, telephone point.



KITCHEN:

11' 8" X 11' 7" (3.55M X 3.52M) with eye and low level units, oven and hob, plumbed for automatic washing machine, one and a half bowl sink unit, breakfast bar, recess lighting, laminate flooring.

REAR PORCH:

With uPVC glass panel side door, laminate flooring.

CLOAKROOM:

Comprising wash hand basin, w.c., laminate flooring.

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BEDROOM (4):

10' 10" X 7' 0" (3.31M X 2.14M)



FIRST FLOOR

LANDING:

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

BEDROOM (1):

11' 7" X 11' 6" (3.54M X 3.51M) with wash hand basin, built in wardrobe, television point.



BEDROOM (2):

13' 0" X 9' 5" (3.97M X 2.88M) with wash hand basin, built in wardrobe, television point, dimmer switch lighting.



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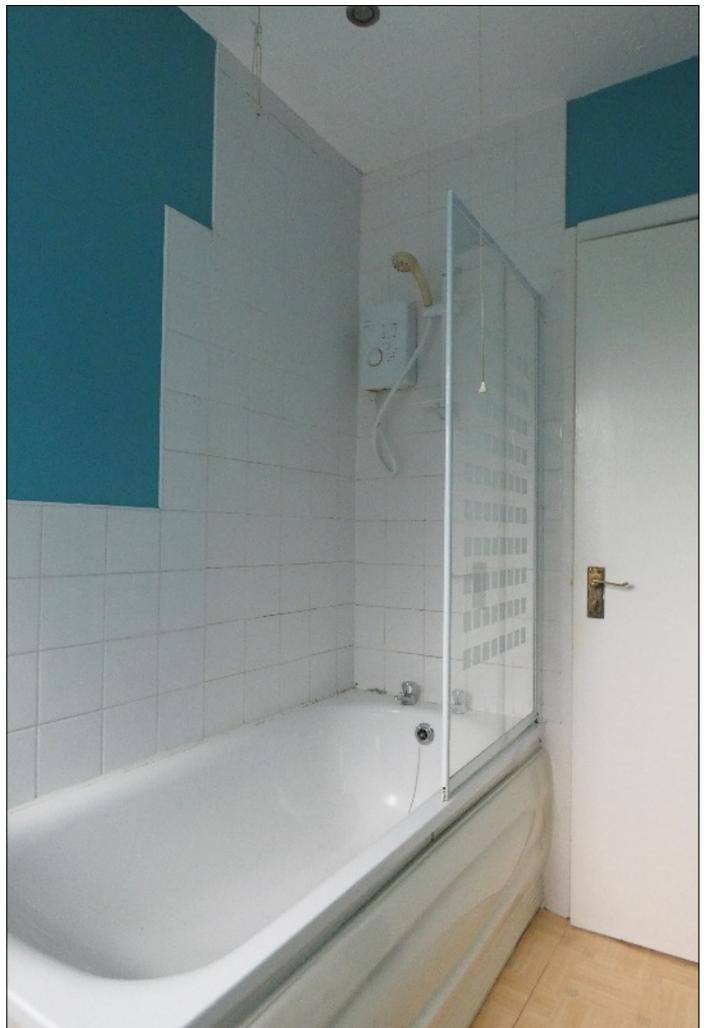
BEDROOM (3):

10' 10" X 7' 0" (3.31M X 2.14M) with wash hand basin, television point.



BATHROOM:

Comprising panel bath with tiled around, electric shower fitting and shower screen above, wash hand basin, w.c., heated towel rail, recess lighting, extractor fan.



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EXTERIOR FEATURES

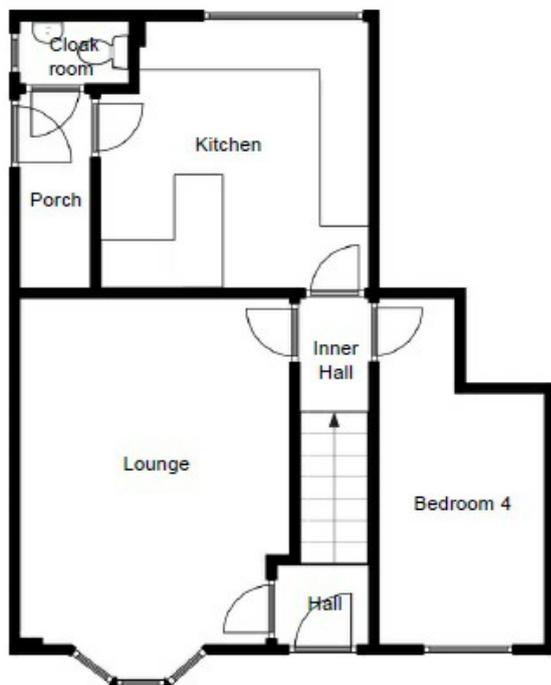
Small paved yard to the front. Paved yard to the rear enclosed by fencing with pedestrian gate to side shared laneway. PVC oil tank.

BOILER ROOM / STORE:

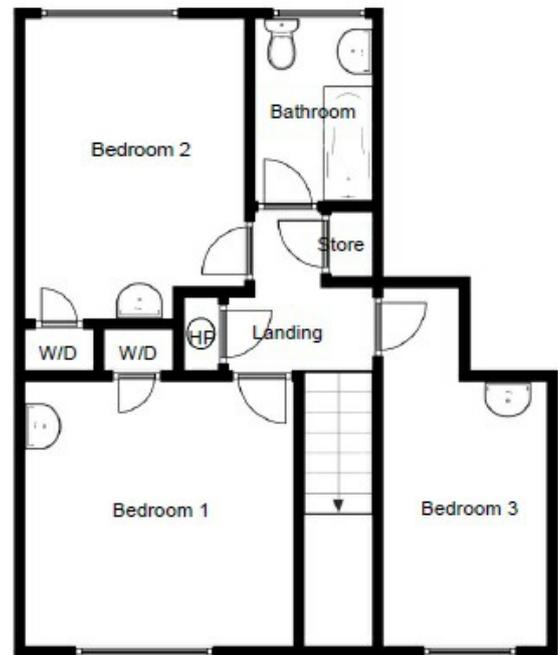
With boiler, plumbed for automatic washing machine, power points, strip lighting.

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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.

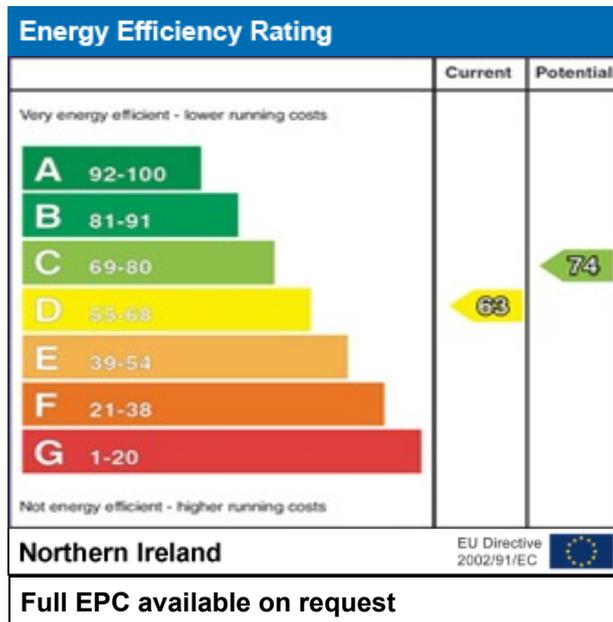
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Property Location:

On leaving Portstewart along the Coleraine Road, take the second turning on the right onto Enterprise Parade and Number 36 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

PST1381 150921/RT

OUR OFFICE LOCATION

