

For Sale

8 Parklea, Portstewart BT55 7HA

Offers Over **£130,000**



Property Overview

- Mid-terrace House
- 3 Bedrooms, 1 Reception Room
- Oil Fired central heating
- uPVC double glazed windows
- Within walking distance to the Promenade
- uPVC entrance door and rear door
- Ideal for first time buyer / investor buyer
- Rates: The assessment for the year 2023/2024 is £814.19
- EPC Rating - F38

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Entrance Hall:

With uPVC entrance door with side panel, telephone point.

Lounge:

4.6m x 3.8m (15' 1" x 12' 6") (MAX) with marble fireplace and wooden mantle, laminate flooring.



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Kitchen / Dining Area:

4.9m x 2.6m (16' 1" x 8' 6") with eye and low level units, tiled between units, stainless steel sink unit with drainer, integrated oven and hob, overhead extractor fan, plumbed for washing machine, hotpress, laminate flooring in dining area, storage cupboard, uPVC rear door. cupboard, uPVC rear door.



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First Floor

Bedroom (1):

4.8m x 2.8m (15' 9" x 9' 2") (MAX) with 2 storage cupboards.



Bedroom (2):

3.7m x 2.6m (12' 2" x 8' 6")



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Bedroom (3):

3.5m x 3m (11' 6" x 9' 10")



Bathroom and w.c. Combined:

Comprising wash hand basin, w.c., panel bath, tiled walls, tiled floor, heated towel rail.

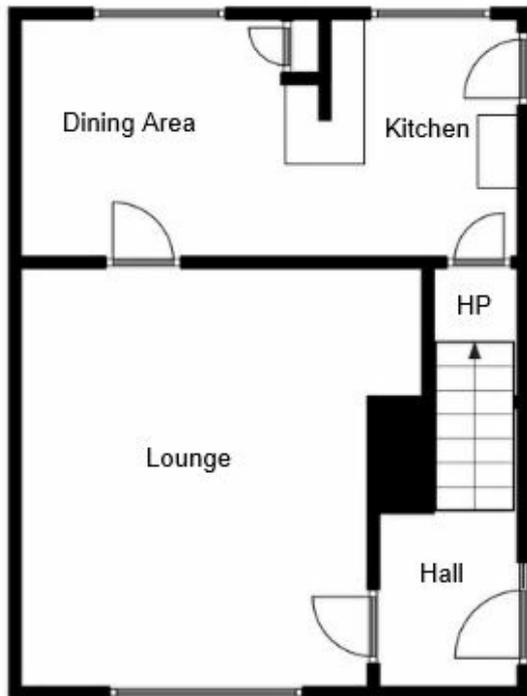
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External Features

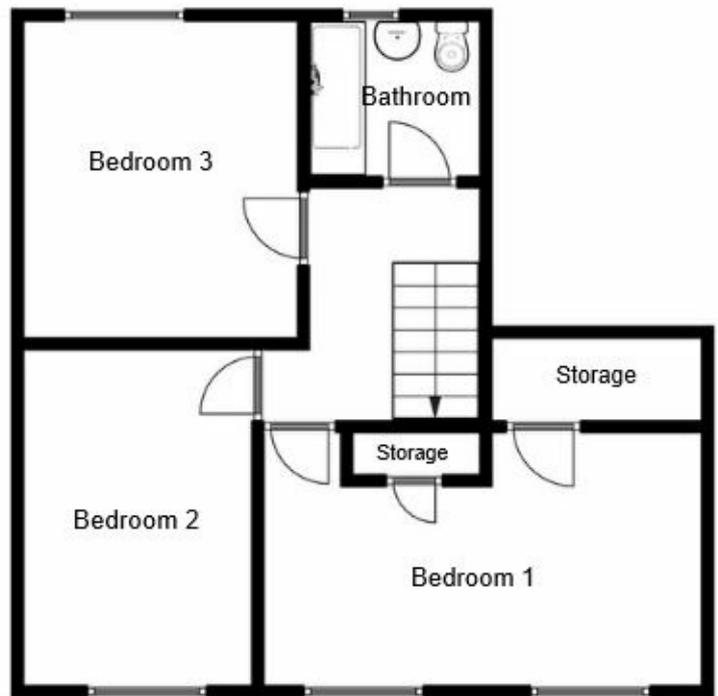
With front garden laid in lawn and fully enclosed with a fence. Side enclosed store with access to rear. Rear garden laid in lawn and fence / wall enclosed. Boiler house to rear. Outside light. PVC oil tank.



FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

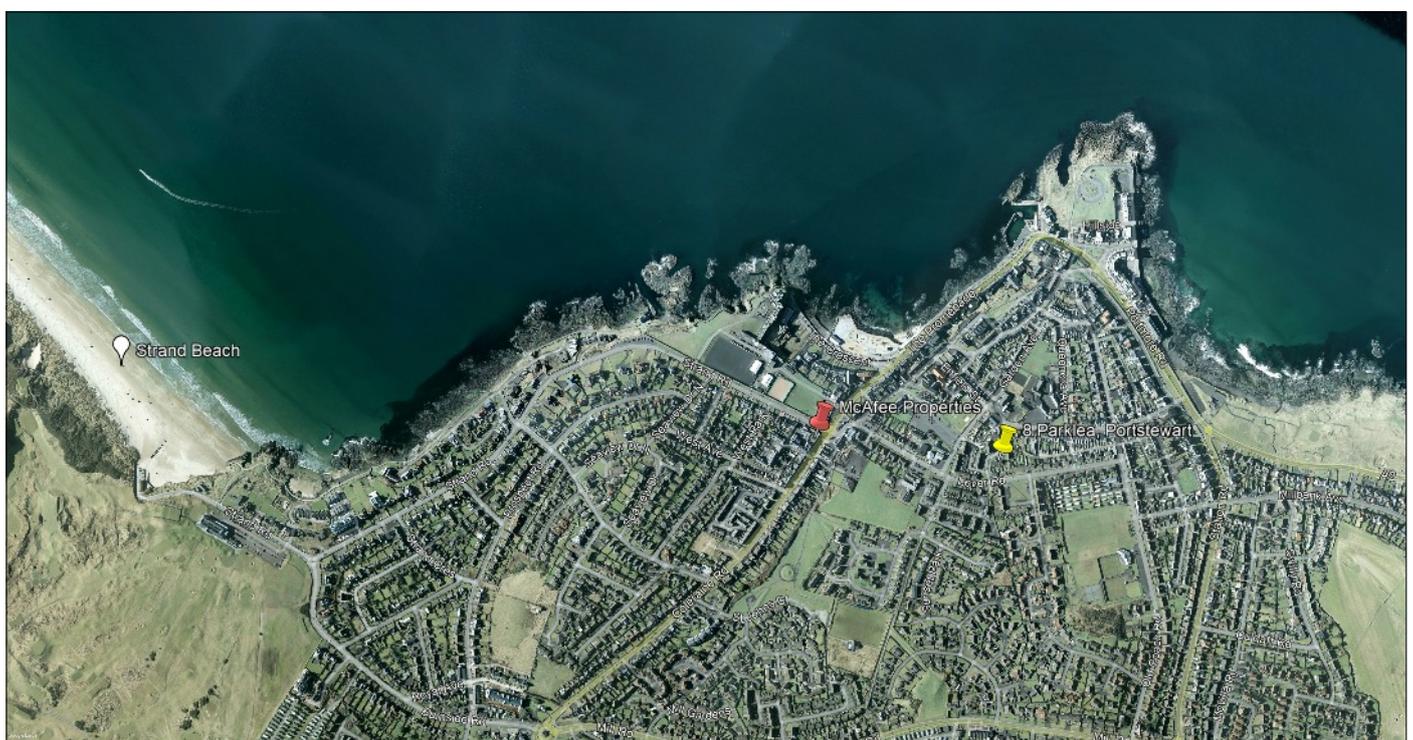
For illustrative purposes only. Not to scale.

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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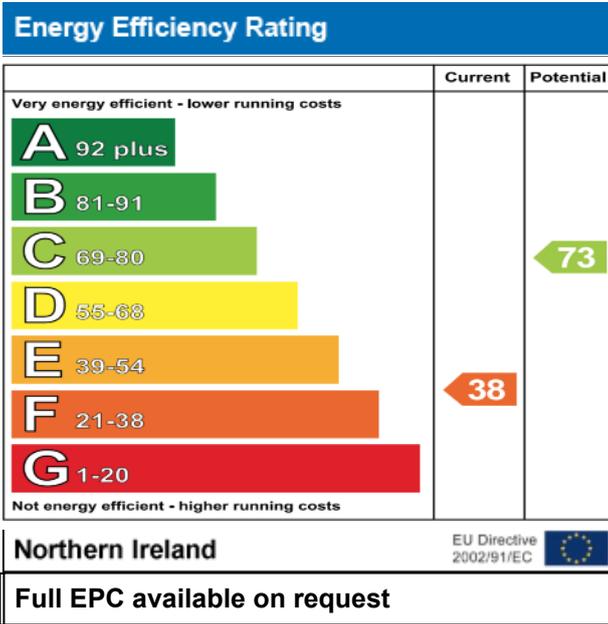
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Property Location:

On approaching Portstewart along the Coleraine Road, turn right at the Diamond roundabout onto Church Street, then first right onto Lever Road. Take the second road on the left into Parklea. Continue around to the right and No. 8 is situated on the right 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

PST1470 011223/MH

OUR OFFICE LOCATION



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