



## 20 OLD MILL GRANGE, PORTSTEWART



X 3



X 1



X 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	74

OFFERS OVER £195,000

# 20 OLD MILL GRANGE, PORTSTEWART

This attractive 3 bedroom semi detached home is situated in a popular area just minutes from the town centre. Bright and well proportioned throughout, it features a spacious living area and a enclosed West facing rear garden perfect for afternoon sun. Ideal for families, first time buyers and those seeking a holiday home in the popular seaside town.

## FEATURES

- Gas mains central heating.
- Double glazing in uPVC frames.
- Enclosed West facing rear garden & patio area.
- Tarmac driveway to the front.

## ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1,225.50

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE HALL

Engineered wood floor; under stairs storage cupboard with gas boiler.

## DINING KITCHEN

3.27 m x 5.39 m (10'9" x 17'8")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; integrated fridge freezer; electric cooker; gas hob with extractor unit over; space for dishwasher; plumbed for washing machine; space for dining; laminate flooring; recessed lighting; sliding patio door to the rear.

## LOUNGE

4.95 m x 3.44 m (16'3" x 11'3")

Mazona multi fuel stove set on a slate hearth; engineered wood floor; recessed lighting.

## FIRST FLOOR

## LANDING

Shelved storage cupboard; access to the roof space.

## BEDROOM 1

3.27 m x 3.16 m (10'9" x 10'4")

Double bedroom to the rear.

## ENSUITE

1.19 m x 2.51 m (3'11" x 8'3")

Large tiled shower cubicle; toilet; wash hand basin; part tiled walls; vinyl floor; extractor fan.

## BEDROOM 2

3.63 m x 2.72 m (11'11" x 8'11")

Double bedroom to the front.

## BEDROOM 3

2.31 m x 2.53 m (7'7" x 8'4")

Single bedroom to the front; built in storage cupboard.

## BATHROOM

1.90 m x 2.10 m (6'3" x 6'11")

Panel bath with shower wand attachment; toilet; wash hand basin; vinyl floor; extractor fan.

## EXTERIOR

## OUTSIDE FEATURES

- Tarmac driveway to the front.
- Fully enclosed West facing rear garden & patio area.
- Garden in lawn surrounding the property.
- Timber shed.
- Outside light & tap.



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