



56 LEVER PARK, PORTSTEWART



- SEMI DETACHED
- OIL CENTRAL HEATING
- LANDSCAPED GARDEN
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- 1 BATHROOM

OFFERS OVER £149,950

Very energy efficient - lower running costs		Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54	49	56
F	21-38		
G	1-20		
Not energy efficient - higher running costs			



An extremely well presented semi detached home with 3 bedrooms, kitchen, lounge and conservatory plus there is a stunning tiered garden to the rear which has been designed with low maintenance in mind.

FEATURES

- 3 bedrooms, kitchen, lounge, conservatory, bathroom plus attic room.
- Oil fired central heating system.
- Double glazing in uPVC frames.
- Landscaped tiered garden to the rear with external storage.

ACCOMMODATION

ENTRANCE HALL:

Laminate flooring; under stair storage and spot lighting.

LOUNGE:

12'10 x 9'8

Laminate flooring; box bay window to the front.

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KITCHEN:

12'10 x 11'9

Range of high and low level units; laminate work surfaces; stainless steel sink unit; space for fridge freezer; plumbed for washing machine and dishwasher; space for range style cooker with stainless steel extractor unit over. Tiled floor; double glazed patio door to conservatory.

CONSERVATORY:

12'9 x 7'7

Tiled floor; sliding patio doors to the rear garden.

BATHROOM:

6'8 x 5'8

Panel bath with shower over low flush WC; pedestal wash hand basin; tiled floor; towel radiator and extractor fan.

FIRST FLOOR**LANDING:**

Access to attic room via slingsby ladder.

BEDROOM 1:

12'11 x 10'10

Double bedroom to the rear with laminate wooden flooring.

BEDROOM 2:

12'11 x 9'6

Double bedroom to the front with laminate wooden flooring; recess for wardrobe.

BEDROOM 3:

6'9 x 10'10

Single bedroom to the rear; laminate wood flooring.

SECOND FLOOR**ATTIC ROOM:**

Floored; power & light.





Regulated by RICS



EXTERNAL FEATURES

- Fully enclosed landscaped garden to the rear with raised patio and decking area.
- Secure outhouse to the rear.
- Outside light and tap.
- Gravel driveway to the front.

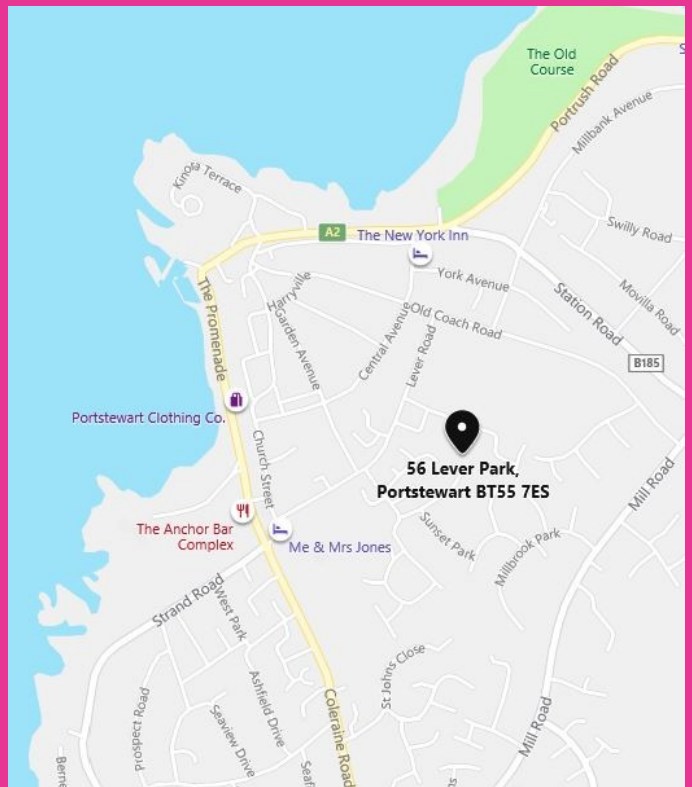
DIRECTIONS

Approaching Portstewart on the Coleraine Road turn right at the Diamond Roundabout then take the first right onto Lever Road. Lever Park will be the 3rd on the right with number 56 located in the 2nd cul de sac on the right.

ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £717.06



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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