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**ARMSTRONG GORDON**

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64   D	68   D
39-54	E		
21-38	F		
1-20	G		

## PORTSTEWART

73 Millrush Drive

BT55 7FX

Offers Over £215,000

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028 7083 2000  
www.armstronggordon.com

A delightful 4 bedroom semi-detached house with garden area and private parking. The property benefits from excellent living space and was constructed by Harrod Homes Ltd. Internally the property offers both bright and spacious accommodation throughout and has been well maintained by the current vendor culminating in a very warm atmosphere right through and benefiting from a modern feel. Externally the property benefits from a fully enclosed and well laid out rear garden. This fine home will undoubtedly suit a wide spectrum of potential purchasers. The property itself presents itself as a unique opportunity to procure a well laid out home in this beautiful part of the North Coast.

Approaching Portstewart on the Coleraine Road, turn right at Flowerfield Arts Centre onto Agherton Road. Take your third left onto Lissadell Avenue and third right again into Millrush Drive. Take your second left and No 73 will be located on your right hand side.

#### ACCOMMODATION COMPRISES:

##### GROUND FLOOR:

###### Entrance Hall:

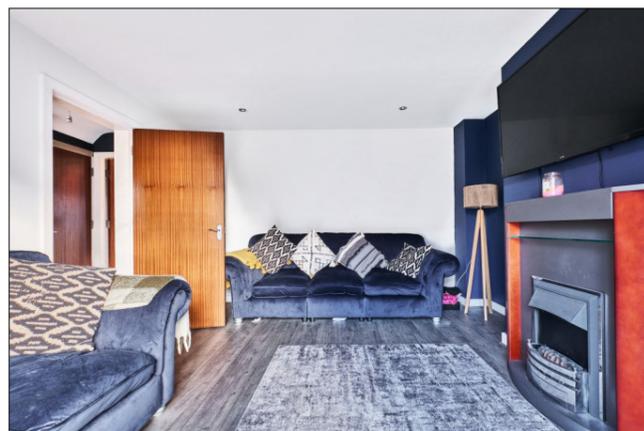
6'4 wide with under stairs storage cupboard and tiled floor.

###### Separate W.C.:

With w.c., wash hand basin with tiled splashback and tiled floor.

###### Lounge:

With recessed lighting and laminate wood floor. 15'1 x 12'8



###### Kitchen/Dining Area:

With bowl and half stainless steel sink unit, high and low level built in units, integrated stainless steel hob, oven and extractor fan above, integrated fridge freezer, plumbed for automatic dishwasher, recessed lighting, tiled floor and French doors leading to rear garden. 17'5 x 11'11



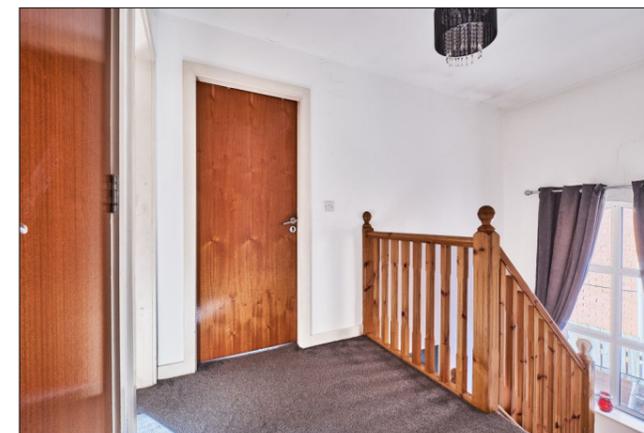
##### Utility Room:

With single drainer stainless steel sink unit, low level units, plumbed for automatic washing machine, extractor fan and tiled floor. 11'11 x 5'4

##### FIRST FLOOR:

###### Landing:

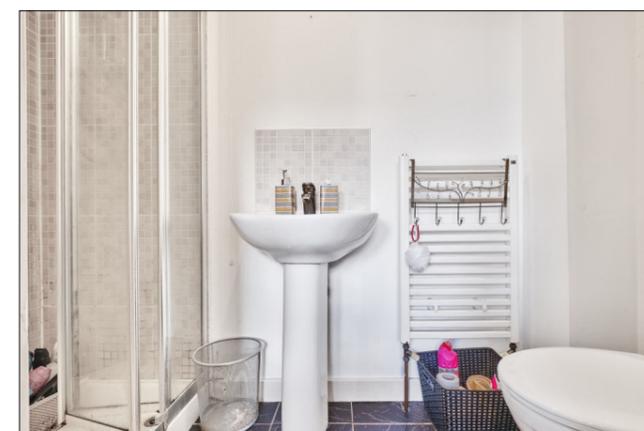
With hot press and access to roof space.



###### Bedroom 1:

11'5 x 10'11

**Ensuite** off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, heated towel rail, extractor fan and tiled floor.



###### Bedroom 2:

11'11 x 8'2



**Bedroom 3:**

11'10 x 8'0



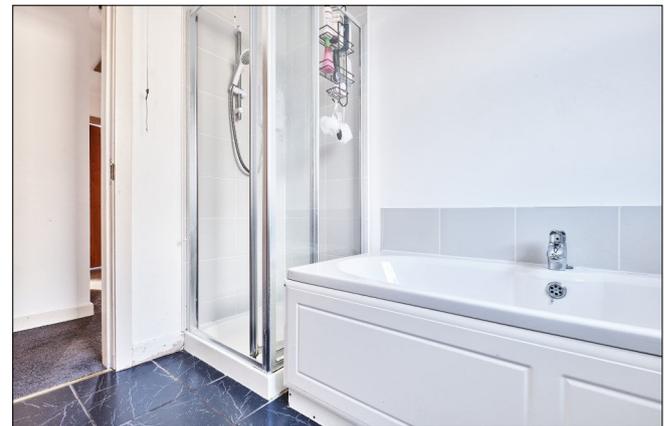
**Bedroom 4:**

11'11 x 7'6



**Bathroom:**

With white suite comprising w.c., wash hand basin with tiled splash back, fully tiled walk in shower cubicle with electric shower, bath with tiled surround, shaver point, heated towel rail, recessed lighting, extractor fan and tiled floor.



**EXTERIOR FEATURES:**

Paviour driveway to front and side. Garden to rear is laid in lawn, fully enclosed with fence and paved patio area.



**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Private Parking To Front & Side
- \*\* Popular Residential Area

**TENURE:**

Freehold

**CAPITAL VALUE:**

£140,000 (Rates: £1218.28 p/a approx.)

