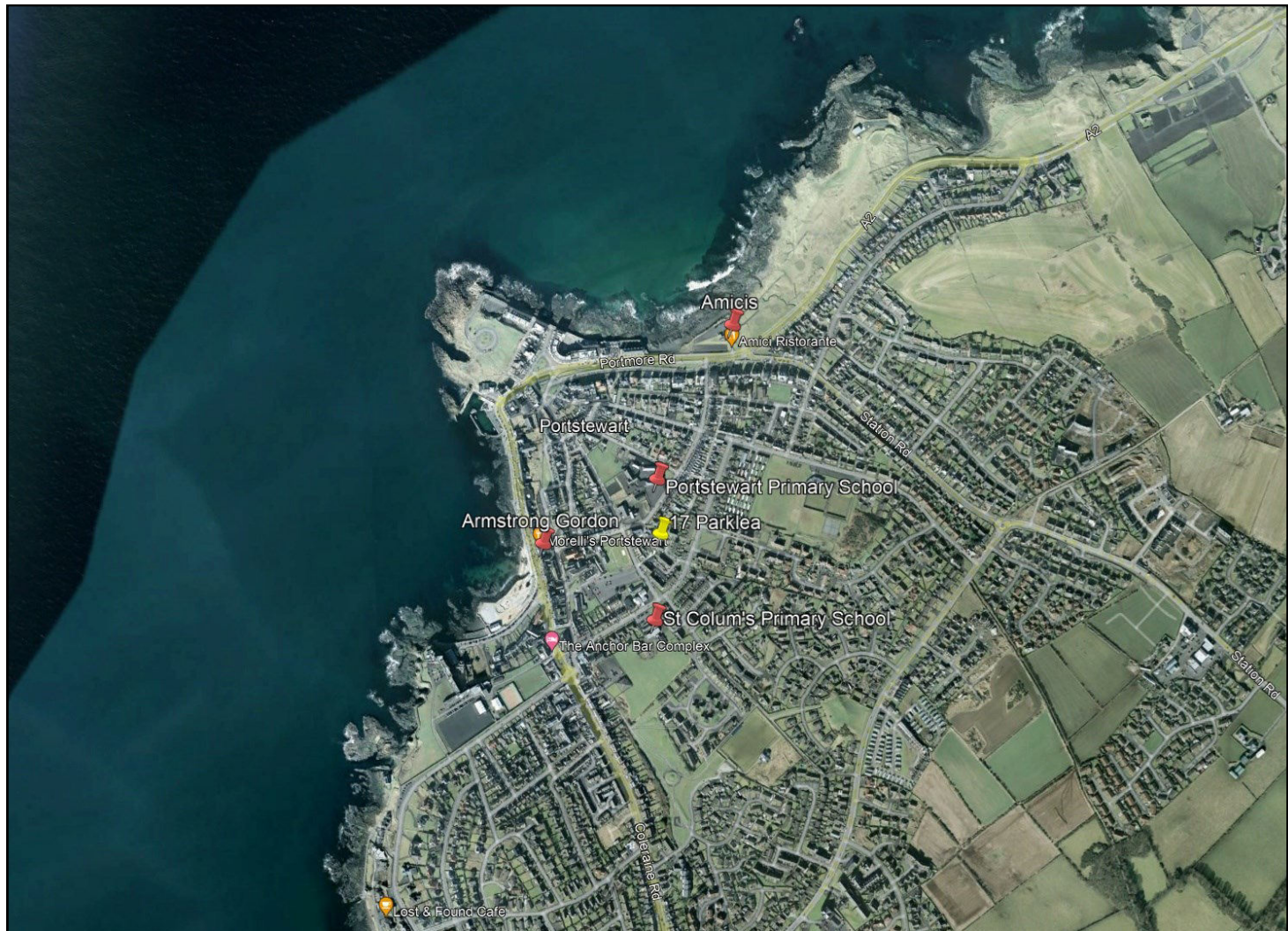




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To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

ARMSTRONG GORDON



ARMSTRONG GORDON
 & Company Limited
 THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

17 Parklea

BT55 7HA

Offers Over £159,500

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A delightful three bedroom mid-terrace house within proximity to most local amenities including Promenade, shops, schools, churches, doctor's surgery and a short distance away from championship golf courses and Strand beach. Internally the property is in good order throughout and benefits from a fully enclosed rear garden with garage and additional garden area to front. The property is deceptive from its external appearance and it is only upon internal inspection that one may be able to fully appreciate what this well appointed property has to offer inside and out. This fine property would be suitable to a wide spectrum of potential purchasers looking for a well located home.

Approaching Portstewart on the Coleraine Road, take your third left at the Diamond roundabout onto the Diamond. Take your first right onto Lever Road and then second left into Parklea. No 17 will be located at the far end opposite the green on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:

6'10 wide with tiled floor and pine sheeted ceiling.

Entrance Hall:

4'8 wide with pine sheeted walls and pine sheeted cloaks cupboard.

Lounge/ Dining Room:

With tiled surround fireplace, tiled inset and hearth, wood mantle, tiled T.V. shelf with wood shelf and part pine sheeted walls. 25'2 x 10'7



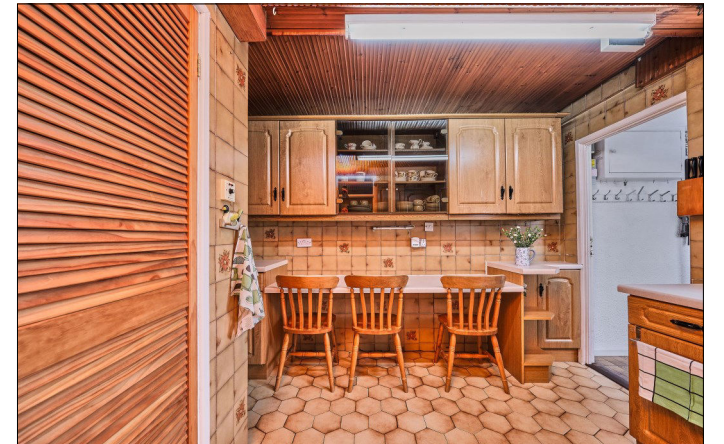
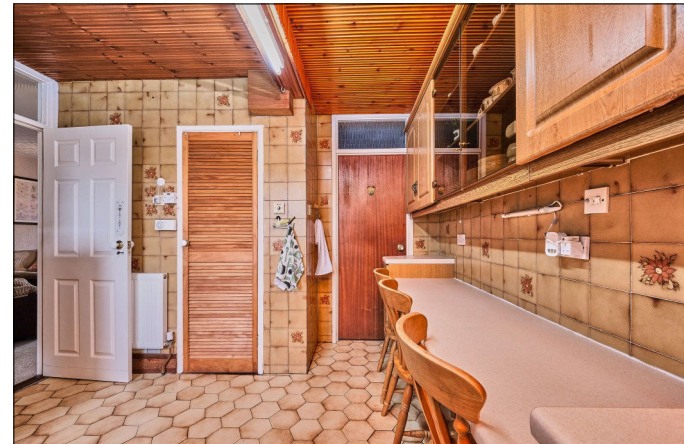
Sun Room:

With wood panelled walls, tiled floor and PVC pedestrian door leading to rear garden. 10'9 x 9'11



Kitchen:

With bowl and a half single drainer stainless steel sink unit, range of high and low level units with tiling between, integrated ceramic hob, extractor fan above, oven, space for fridge, glass display cabinet, breakfast bar, shelving, hot press, fully tiled walls, pine sheeted ceiling, strip lighting and tiled floor. 11'0 x 10'6



Shower Room:

With w.c., wash hand basin, fully tiled walk in shower cubicle with mains shower, wood panelled ceiling, fully tiled walls and tiled floor.



Utility Room:

With plumbing for automatic washing machine, space for freezer, part tiled walls and tiled floor. 8'5 x 4'0



FIRST FLOOR:

Landing:

With access to roof space having Slingsby ladder.



Bedroom 1:

With built in wardrobe and additional pine sheeted storage, part pine panelled walls. 15'11 x 9'1



Bedroom 2:

With built in wardrobes. 11'7 x 9'8 (currently used as second living room)



Bedroom 3:

10'7 x 8'4



Shower Room:

With w.c., wash hand basin set in vanity unit with storage below and illuminated mirror above, shaver point, fully tiled walk in shower cubicle with electric shower, fully tiled walls and floor and pine sheeted ceiling.



EXTERIOR FEATURES:

Garden to rear is fully enclosed and paved with steps leading down to garage 28'6 x 12'4 accessed by electric roller door.

Inside garage there is a double drainer stainless steel sink unit, low level units with tiling above, shelving, light and power points, boiler. Additional storage room with shelving, light and power points.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Double Garage To Rear
- ** Close To Most Local Amenities Including Portstewart Promenade & Local Schools

TENURE:

TBC

CAPITAL VALUE:

£100,000 (Rates:£930.50 p/a approx.)

