

For Sale

7 Lever Road, Portstewart, BT55 7BN

Offers Over **£155,000**



Property Overview

- Semi Detached House
- 3 Bedrooms, 2 Reception Rooms
- Oil fired central heating (Pressurised system)
- uPVC double glazed windows (except wooden double glazed in Lounge)
- uPVC fascia, soffits and guttering
- Beautifully maintained gardens with Summer House in rear garden
- Extremely convenient location situated close to town centre and local amenities
- Excellent order both internally and externally
- Rates: The assessment for the year 2016/2017 is £883.09
- EPC Rating - D55

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Entrance Porch:

With uPVC double glazed front door and glass side panel, tiled floor, frosted glass panel door to:

Entrance Hall:

With Oak flooring, telephone point.



Shower Room:

Comprising PVC panelled corner shower cubicle with mains shower fitting, w.c., wash hand basin, tiled floor, extractor fan, glass frosted panel door.

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Lounge:
12'0 x 11'2 (3.66m x 3.40m) with Oak surround fireplace, cast iron and tiled inset, QIS multi fuel stove with granite hearth, television point, frosted glass panel door from hall, laminate flooring, open archway to:

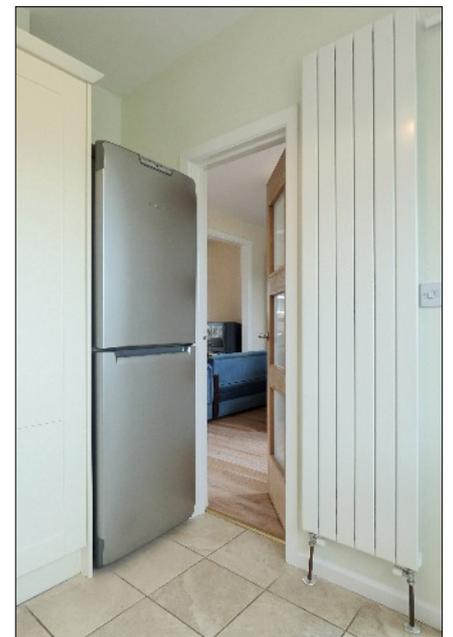
Dining Room:
11'2 x 9'3 (3.40m x 2.82m) with laminate flooring, frosted glass panel door leading to:

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Kitchen:

9'3 x 7'10 (2.82m x 2.39m) with eye and low level units, double bowl stainless steel sink unit, ceramic hob, Hotpoint oven, Ecoair stainless steel extractor fan, larder unit, space for fridge / freezer, tiled floor, wall mounted radiator, uPVC double glazed rear door.



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FIRST FLOOR

Landing:

With frosted glass double glazed window, access to roof space, cupboard housing boiler.

Bedroom 1:

11'11 x 11'4 (3.63m x 3.45m) with built in double wardrobe, laminate flooring.



Bedroom 2:

11'4 x 9'4 (3.45m x 2.84m) with built in single wardrobe, laminate flooring.



Bedroom 3:

8'5 x 7'9 (2.57m x 2.36m)

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Bathroom and w.c. Combined:

Comprising panel bath with telephone hand shower, w.c., wash hand basin, laminate tiled flooring, light with shaver point.

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Garden Summer House / Utility:

20'6 x 7'11 (6.25m x 2.41m) with uPVC double glazed windows and door, tiled floor, power and light. Utility with eye and low level units, single bowl stainless steel sink unit, plumbed for automatic washing machine, tiled floor, larder / broom cupboard, power and light, telephone point.

Beautifully maintained gardens to front and rear. Laid in lawn to front with shrubs and flowerbeds, paved path, pedestrian gate. Laid in lawn to rear bordered by small trees, shrubs and flowerbeds, enclosed by fencing with pedestrian gate and concrete path. Water tap to rear. PVC oil tank. Sensor lights to rear. Rear concrete steps.

Garden shed:

9'3 x 8'6 (2.82m x 2.59m) metal structure with sliding doors, concrete base.

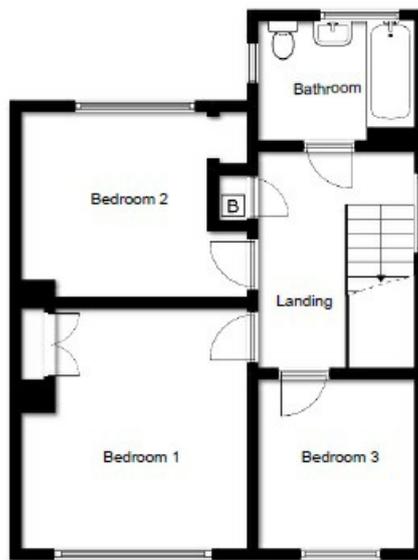
Tarmac drive to side and to rear, shared with neighbouring properties.



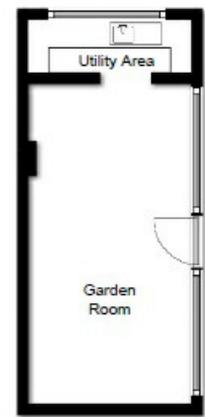
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Ground Floor



First Floor



Garden Summer House

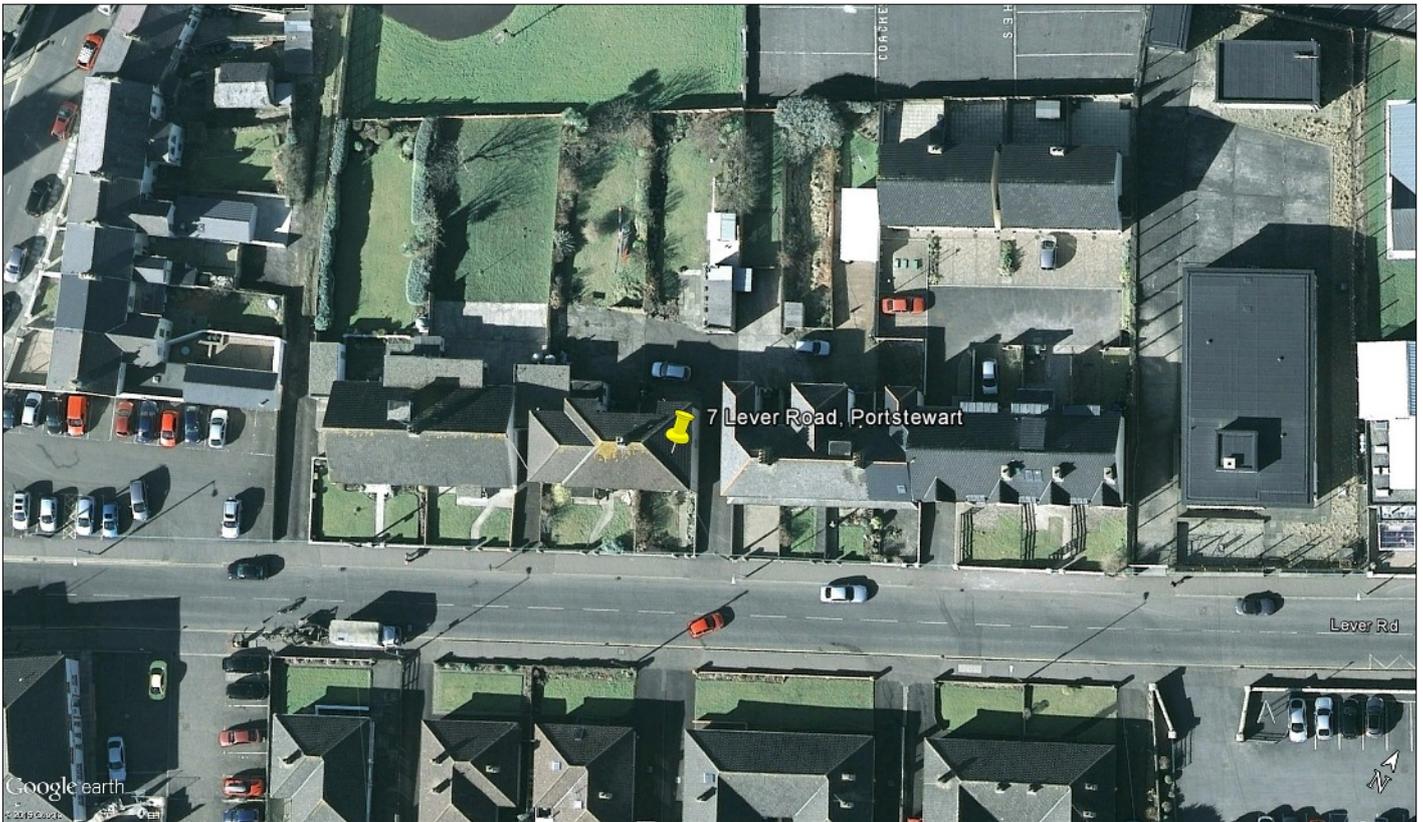
For illustrative purposes only. Not to scale.

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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1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Portstewart for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

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Property Location

On approaching Portstewart along the Coleraine Road, turn right at the Diamond roundabout onto Church Street, turn first right onto Lever Road and Number 7 is situated on the left hand side.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		65
E 39-54	55	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC 
Full EPC available on request		

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.mcafeepropertiesandmortgages.com
portstewart@mcafeepropertiesandmortgages.com

PROPERTY REFERENCE

PST1085 160516/LM

OUR OFFICE LOCATION

