

## For Sale

52 Prospect Road, Portstewart, BT55 7LQ

Offers Over **£195,000**



### Property Overview

- Semi Detached House
- 3 Bedrooms, 2 Reception Rooms
- Oil fired central heating
- uPVC double glazed windows (except where stated)
- Sea & coastline views from the first floor to the rear of the property
- Spacious site with generous garden to the side & rear, suitable for extension (subject to necessary consent)
- Convenient to Portstewart Strand beach & Portstewart golf club
- Prime residential area of Portstewart in the Strand Road area of the town
- Whilst retaining much of its original features, the property is in need of some modernisation
- Rates: The assessment for the year 2017/2018 is £1355.38
- EPC rating- E45

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**Entrance Hall:**

With single glazed glass panel side door, under stairs storage, part wood block flooring.

**Cloakroom:**

Comprising wash hand basin, w.c..



**Lounge:**

10'9 x 10'7 (3.28m x 3.23m) plus box window, with wood block flooring, wooden surround fireplace and tiled inset.



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**Dining Room:**

15'0 x 10'10 (4.57m x 3.30m) (Max) with wood block flooring.

**Kitchen:**

14'7 x 7'9 (4.45m x 2.36m) (Max) with eye and low level units, oven and hob, single drainer stainless steel sink unit, plumbed for automatic washing machine, tiled floor, tiled between units, space for fridge, one wooden single glazed window, uPVC double glazed rear door. Boiler store.



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**FIRST FLOOR**

**Landing:**

With access to roof space, hot press.



**Bedroom (1):**

10'10 x 10'9 (3.30m x 3.28m) with built-in wardrobe.

**Bedroom (2):**

10'9 x 10'7 (3.28m x 3.23m)

**Bedroom (3):**

10'0 x 6'11 (3.05m x 2.11m) with built-in wardrobe, wooden single glazed window. Sea and coastline views including Mussenden Temple, Barmouth and Donegal headland.

**Bathroom:**

Comprising panel bath with Heatstore electric shower fitting over, wash hand basin, tiled around amenities, wooden single glazed window.

**Separate w.c.:**

Comprising w.c., wooden single glazed window.

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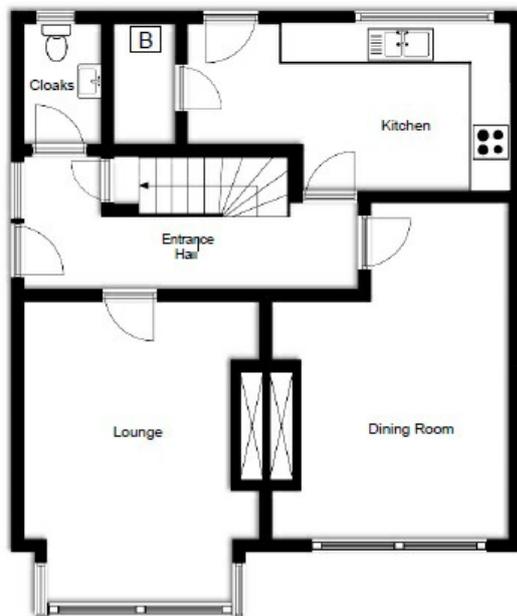
### **EXTERIOR FEATURES**

Garden laid in lawn including a wall to front. Raised paved patio area with steps down to generous garden to rear with trees and shrubs. Water tap. PVC oil tank. Detached Garage. Due to the extra space at the side of the property, there is an opportunity to extend the property to take further advantage of the superb sea and coastline views at the rear (subject to necessary consent).



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## FLOOR PLANS



Ground Floor



First Floor

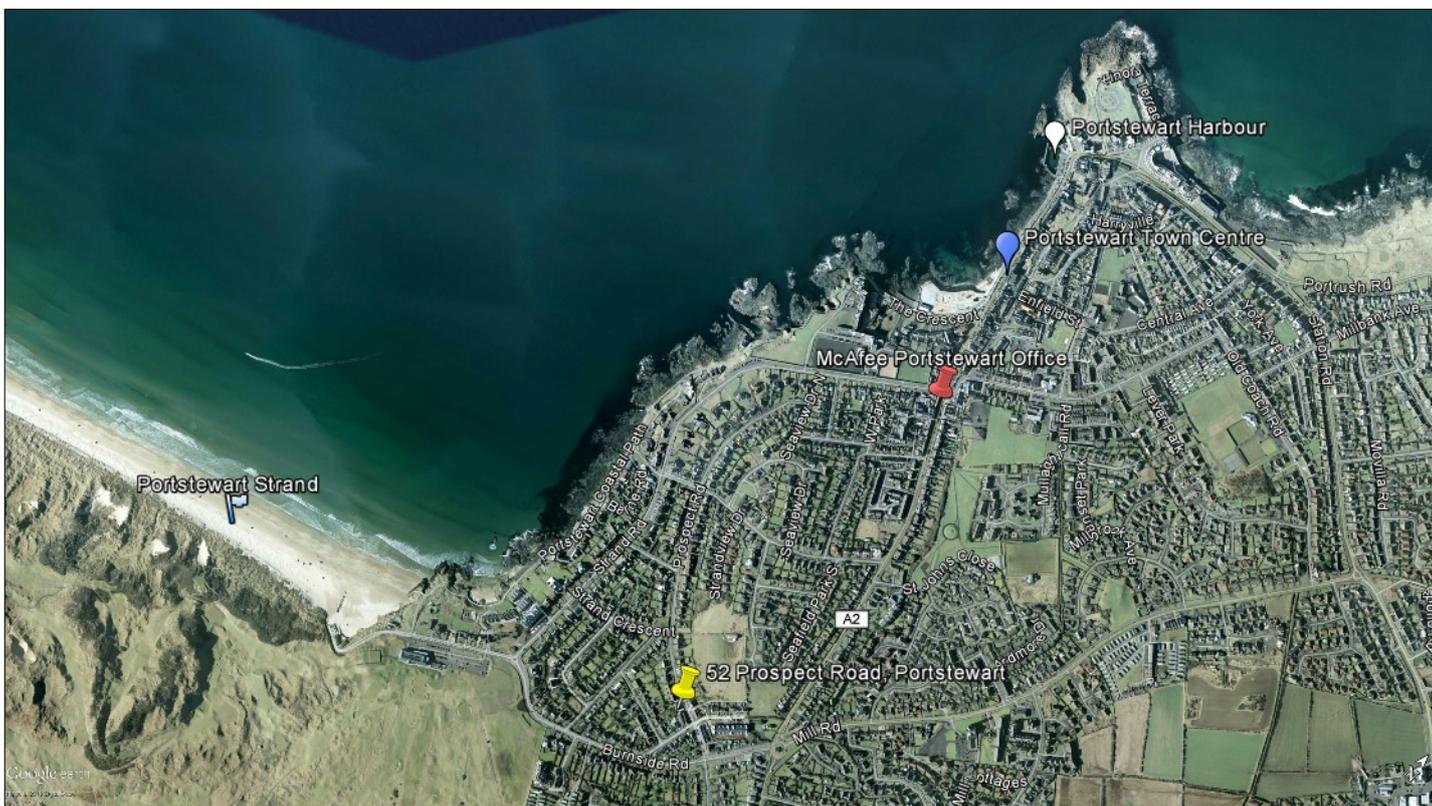
**For illustrative purposes only. Not to scale.**

**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.**

MISREPRESENTATION CLAUSE: McAfee Portstewart, give notice to anyone who may read these particulars as follows:

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, at the Burnside roundabout turn left onto Burnside Road, then first right onto Prospect Road and Number 52 is situated on the left hand side.

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**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		

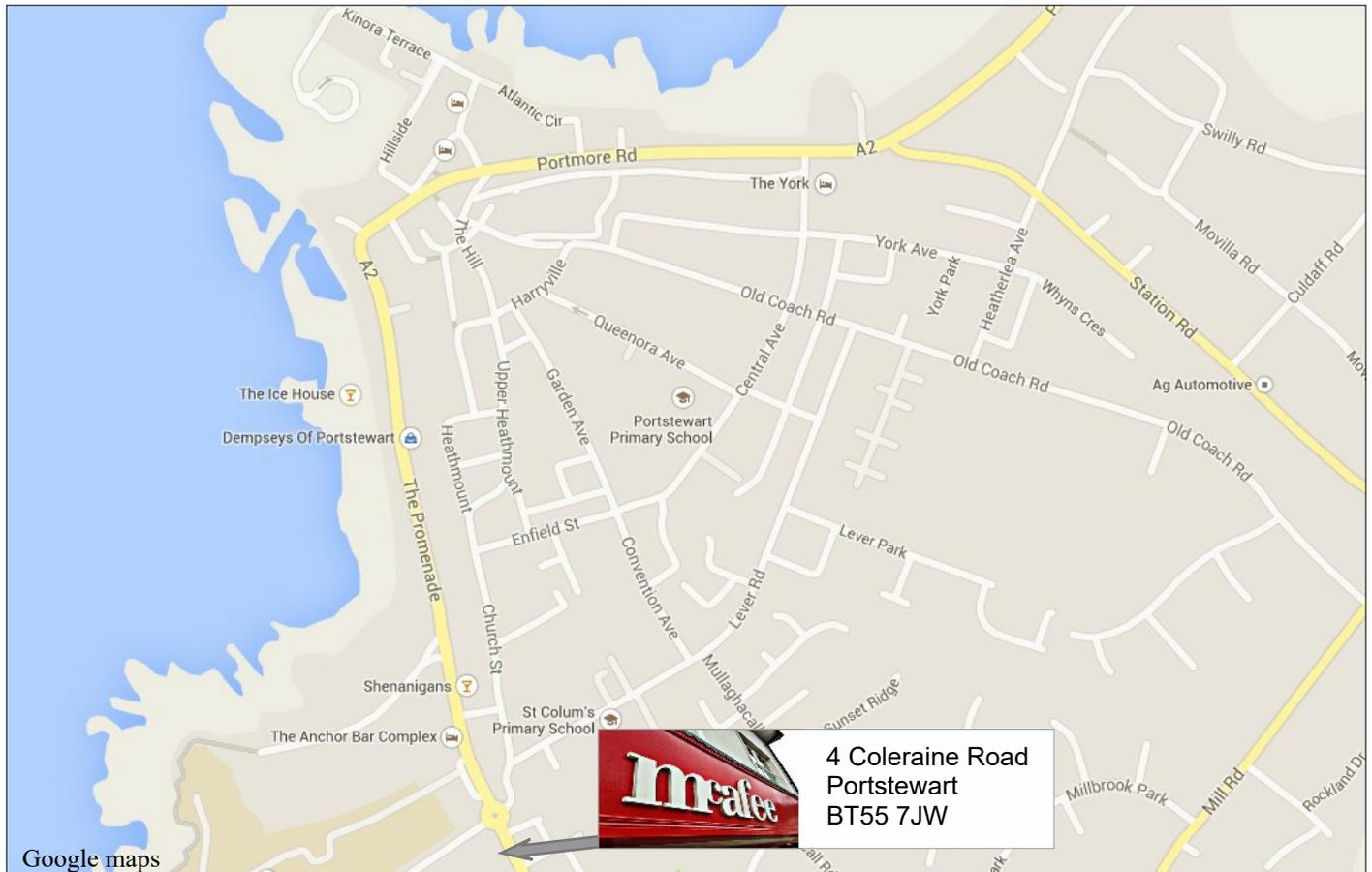
**WEBSITE AND E-MAIL**

www.mcafeeproperties.co.uk  
 portstewart@mcafeeproperties.co.uk

**PROPERTY REFERENCE**  
 PST1193 230118/SH

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>61</b>
(39-54)	<b>E</b>	<b>45</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>			EU Directive 2002/91/EC
<b>Full EPC available on request</b>			

**OUR OFFICE LOCATION**



Google maps

