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For Sale

74 Lever Park, Portstewart, BT55 7ES

Offers Over **£125,000**

Property Overview

- Semi-Detached House
- 3 Bedrooms 1 Reception Room
- South facing rear garden
- Ideal first time buyer home, holiday home or investment
- Oil fired central heating
- uPVC double glazed doors and windows
- Enclosed garden to front and rear
- Close proximity to local amenities including Portstewart Promenade
- Rates: The assessment for the year 2018/2019 is £694.14
- EPC rating - E43

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ENTRANCE HALL:
With uPVC front door, under stairs storage, tiled flooring, telephone point.

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LOUNGE:
12'9 x 10'5 (3.89m x 3.18m) with wooden surround fireplace, tiled inset and hearth.

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KITCHEN:
12'10 x 10'5 (3.91m x 3.18m) with fully fitted eye and low level units, tiled between units and worktop, space for free standing cooker, washing machine, tumble dryer and dish washer. Single drainer stainless steel sink unit, hot press cupboard, uPVC rear door.

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SHOWER ROOM:
With corner shower cubicle incorporating Creda electric shower unit, w.c. and wash hand basin.

FIRST FLOOR

Landing:
With access to roof space.

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BEDROOM (1):
12'11 x 10'8 (3.94m x 3.25m) (measurement to include built in mirrored sliderobes).

BEDROOM (2):
12'11 x 9'5 (3.94m x 2.87m) (Max) with built in storage cupboard.

BEDROOM (3):
10'11 x 6'8 (3.33m x 2.03m)

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EXTERIOR FEATURES

Garden to front laid in lawn enclosed by hedge and fencing, concrete area to side, gated access to rear garden. Garden to rear enclosed with laid in lawn. Patio area. Fuel store housing boiler.

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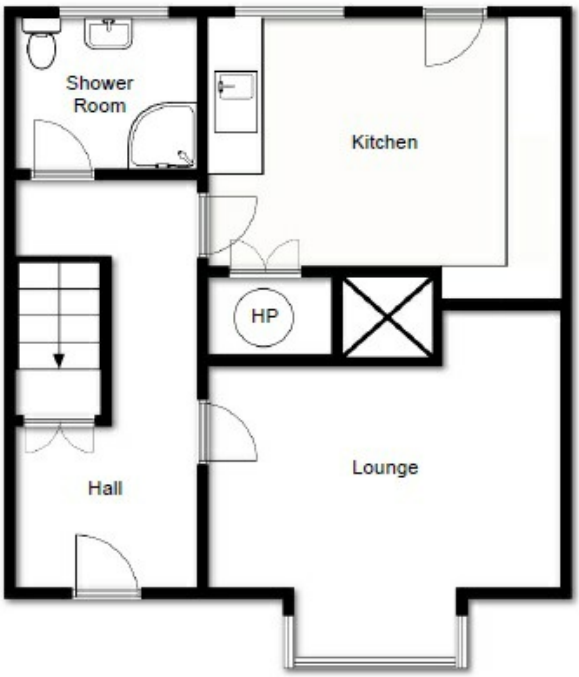
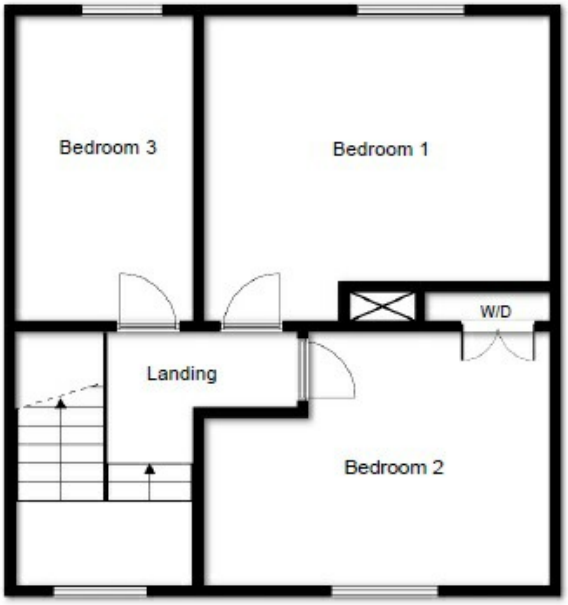
FLOOR PLANS



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 Diamond roundabout turn right onto Church Street, then right onto Lever Road, then 3rd right onto Lever Park and Number 74 is situated on the right hand side.

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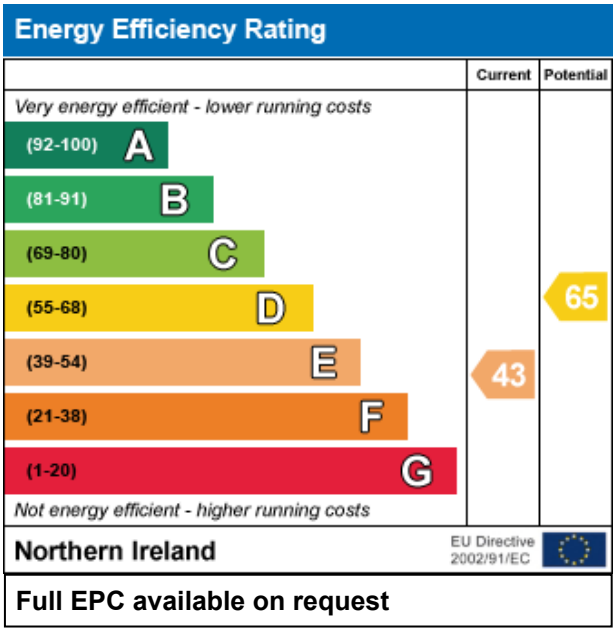

Full EPC available on request

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

PROPERTY REFERENCE
PST1245 210918/SH

OUR OFFICE LOCATION

FOLLOW US ON FACEBOOK

The Property Ombudsman