

**For Sale**

12 York Avenue, Portstewart BT55 7BY

Offers Over **£139,000**



**Property Overview**

- End Terrace House
- 3 Bedrooms, 1 Reception Room
- Oil fired central heating
- uPVC double glazed windows
- uPVC fascia, soffits and down piping
- Ideal for first time buyer / investor buyer
- Rates: The assessment for the year 2023/2024 is £767.66
- EPC Rating - TBC



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**Entrance Hall:**

With uPVC entrance door, telephone point, wood panelled ceiling, understairs storage,

**Open Plan Lounge / Kitchen / Dining Area**

**Lounge:**

6.3 x 3.1 with telephone point, television point, wood laminate flooring, open plan access into:





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**Kitchen / Dining Area:**

4.7 x 3.2 with eye and low level units, tiled between units, dimmer switch, stainless steel sink unit with drainer, extractor fan, tiled floor, space for cooker, space for washing machine, space for fridge / freezer, oil boiler, uPVC rear door.





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**Wet Room:**

Comprising w.c., wash hand basin, electric shower, part uPVC panelled walls, part tiled walls, shelving, extractor fan, wood panelled ceiling.

**First Floor**

**Landing**

**Bedroom (1):**

3.7 x 2.8 with separate w.c. comprising w.c., wash hand basin, extractor fan.



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**Bedroom (2):**  
3.4 x 2.2



**Bedroom (3):**  
3.4 x 2.22.4 x 2.4 (MAX) with access to hotpress, access to roofspace.





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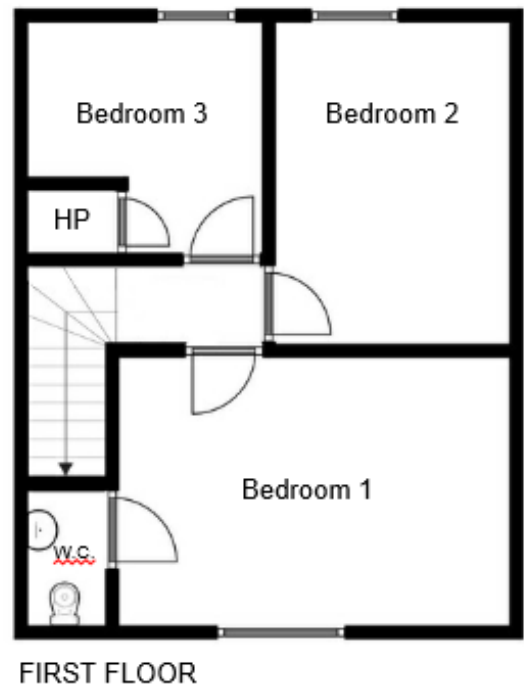
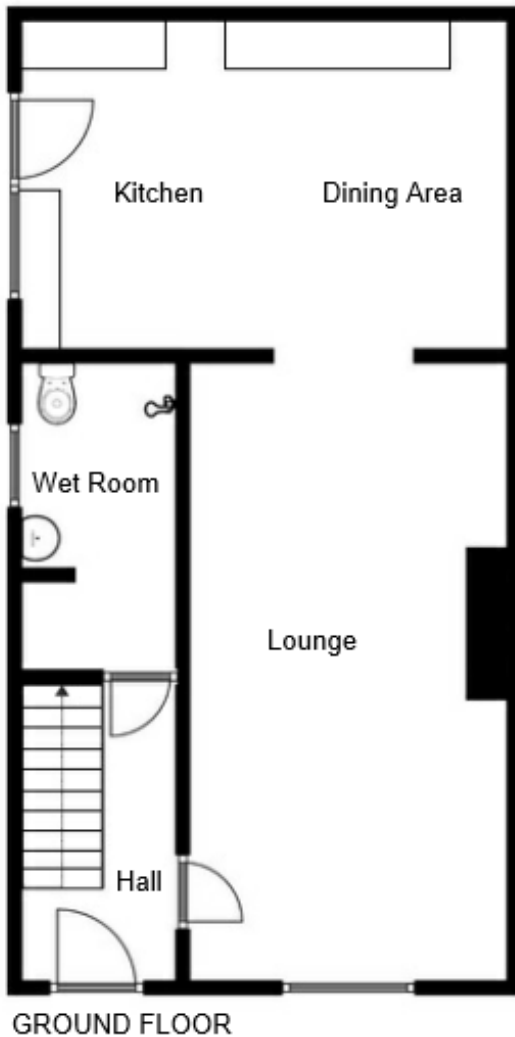
**External Features:**

With paved wall enclosed front yard.



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## FLOOR PLANS



**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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**Property Location:**

On entering Portstewart along the Station Road, continue through the roundabout. At the end of the road turn left onto Portmore Road. Take the next left onto Central Avenue. Then take the first left onto York Avenue and number 12 is situated on the right-hand side.



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# TBC

### 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](http://www.mcafeeproperties.co.uk)

[portstewart@mcafeeproperties.co.uk](mailto:portstewart@mcafeeproperties.co.uk)

Full EPC available on request

### PROPERTY REFERENCE

PST1465 130923/MH

### OUR OFFICE LOCATION



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# Think

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Contact Clare on 028 7083 2233 / 07739 707 078

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