

For Sale

45 Old Mill Grange, Portstewart, BT55 7GE

Offers Around **£125,000**



Property Overview

- Semi detached house
- 3 Bedrooms, 1 Reception room
- uPVC double glazed windows
- Oil fired central heating
- Close to transport links
- Ideal rental investment/holiday home
- Rates: The assessment for the year 2015/2016 is £951.25
- EPC Rating - D65

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Entrance Hall:

with telephone point, smoke alarm, Mahogany front door with glass side panel.



Lounge:

17'10 x 13'0 with 'hole-in-the-wall' style fireplace, sleeper mantle, patio doors to rear garden, television point, under stairs storage, dimmer switch lighting.

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Kitchen:

14'0 x 11'8 with eye and low level units, tiled between units, extractor fan, single drainer stainless steel sink unit, plumbed for automatic washing machine, 'Ignis' oven and hob, space for fridge / freezer, smoke alarm, saucepan drawers.

FIRST FLOOR

Landing:

with smoke alarm, access to roof space.

Bedroom (1):

13'0 x 10'7 into recess, with Velux window.

Bedroom (2):

14'0 x 8'8

Bedroom (3):

8'9 x 8'8 with built-in wardrobe.

Bathroom and w.c. Combined:

comprising panel bath, wash hand basin, w.c., fully tiled shower cubicle with 'Redring' shower fitting, part tiled around bath, Velux window.

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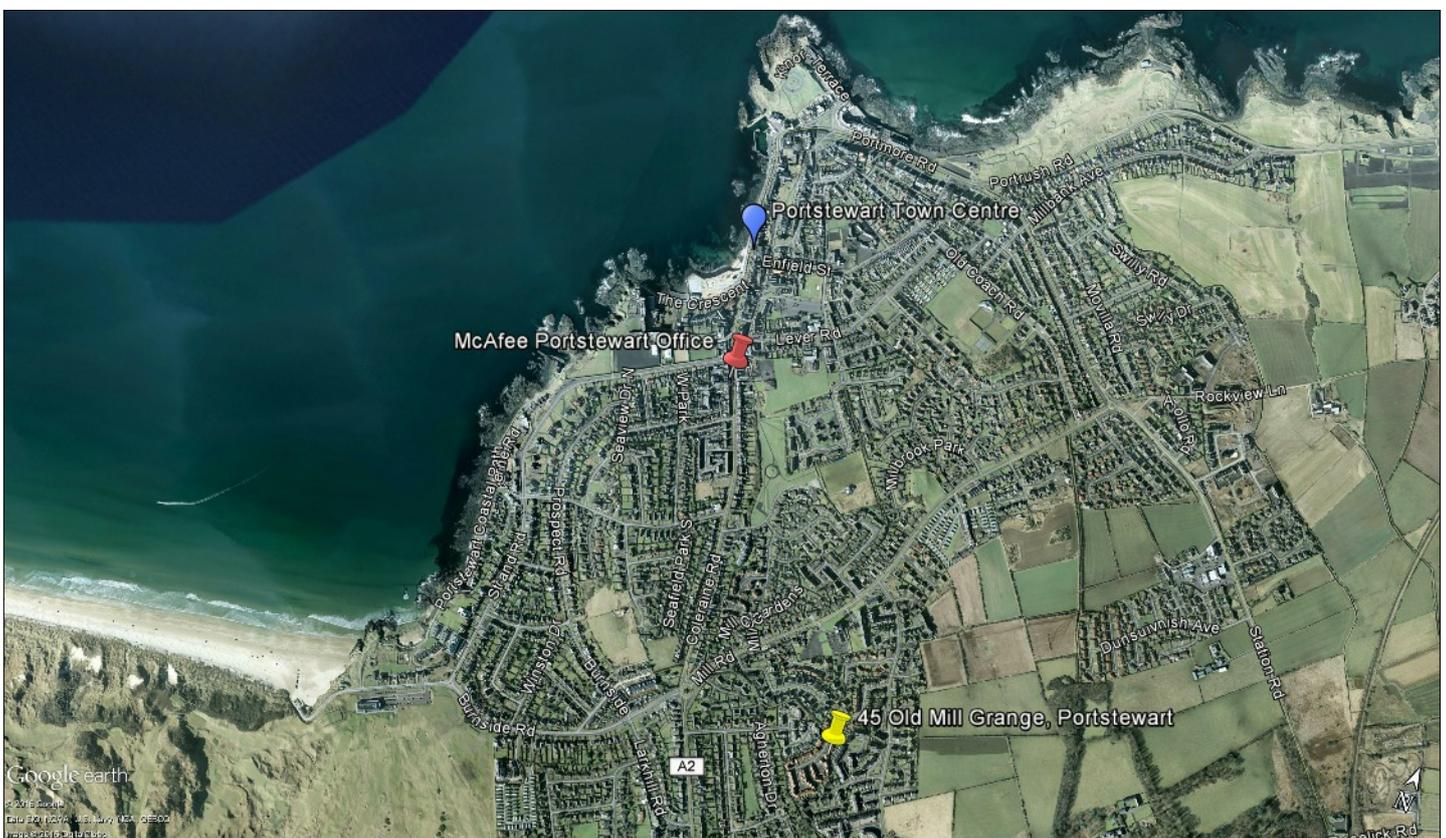
EXTERIOR FEATURES

Garden laid in lawn to front, side and rear, enclosed by fencing to rear. Tarmac driveway to side. Outside light to front. Boiler house. PVC oil tank. Paved area. PVC guttering.

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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.
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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.
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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 Burnside Road roundabout onto Mill Road, turn right just after the Mill Road Health Clinic onto Lissadell Avenue, then take the fourth turning on the right onto Old Mill Grange and Number 45 is situated on the left hand side.

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OFFICE OPENING HOURS

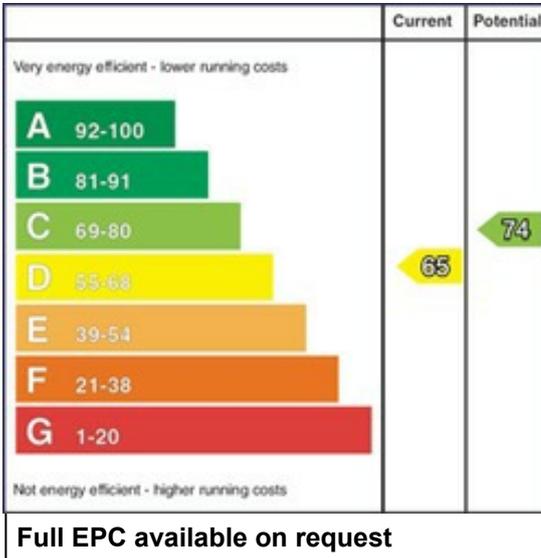
Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

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

PROPERTY REFERENCE

PST0705 120410/RT
 PC 180810



OUR OFFICE LOCATION

