

For Sale

27 Greenhall Court, Off Greenhall Highway, Coleraine,
BT51 3FD

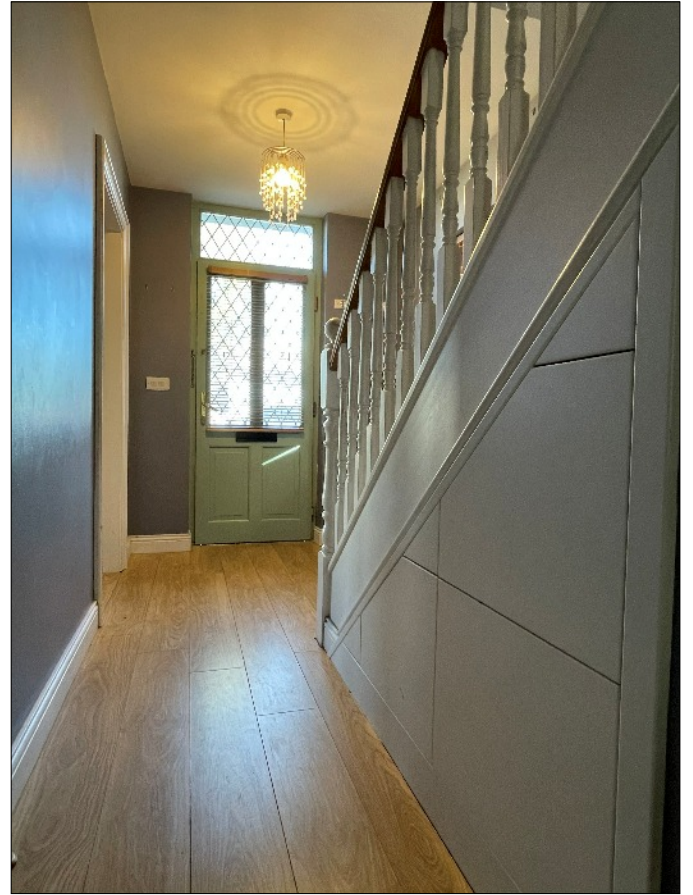
Offers Over **£167,500**



Property Overview

- Semi Detached House
- 3 Bedrooms, 1 Reception Rooms
- Gas Heating
- uPVC double glazed windows
- Oak interior doors
- Garden to the rear with large garage
- Situated convenient to Riverside Retail Centre, both Primary and Secondary Schools
- uPVC fascia, soffits and guttering
- Rates: The assessment for the year 2022/2023 is £1070.08
- EPC Rating - 73C

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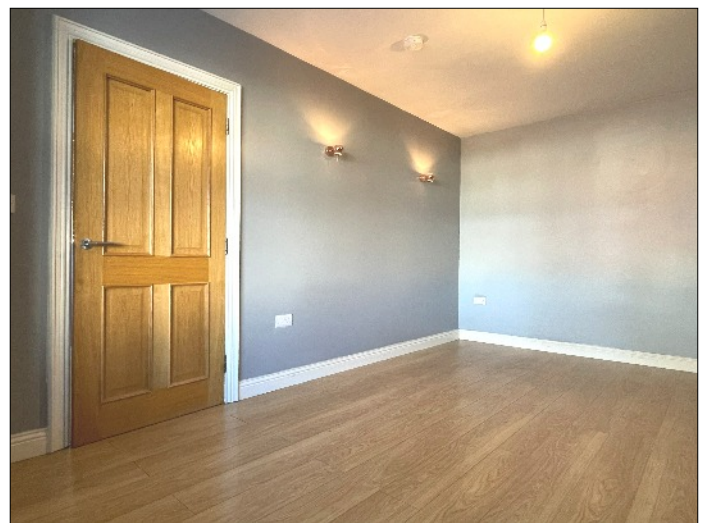
ENTRANCE HALL:

With wooden glass panel front door, wooden effect flooring, under stairs drawers. Staircase with low level lighting.

CLOAKROOM:

Comprising wash hand basin, w.c., tiled floor, extractor fan.

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LOUNGE:
17' 0" x 11' 7" (5.18m x 3.54m) (MAX) With oak surround fireplace, cast iron inset and tiled hearth, wooden effect flooring, television point, wired for wall lights, dimmer switch lighting.

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KITCHEN / DINING AREA:

16' 7" x 13' 4" (5.06m x 4.07m) (MAX) With eye and low level units including saucepan drawers, tiled between units, tiled floor, one and a half bowl stainless steel sink unit, Hotpoint double oven and hob, extractor fan, space for dishwasher, recess lighting, uPVC French doors to rear garden, glass panel door front hall, cloaks cupboard.

UTILITY ROOM:

7' 2" x 4' 11" (2.19m x 1.50m) With low level units, tiled above worktop, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer, boiler, wooden glass panel rear door, tiled floor.

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FIRST FLOOR LANDING:

With access to roof space, hot press.



BEDROOM 1:

11' 11" x 11' 6" (3.62m x 3.50m) (MAX) With wooden effect flooring, television and telephone points.

EN-SUITE:

Comprising tiled shower enclosure with mains overhead and body shower attachment, wash hand basin, w.c. tiled floor, extractor fan.

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BEDROOM 2:

12' 10" x 9' 5" (3.90m x 2.88m) (MAX) With wooden effect flooring, television and telephone points.



BEDROOM 3:

8' 10" x 8' 6" (2.70m x 2.60m) (MAX) With wooden effect flooring, television and telephone points, built-in wardrobe.

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BATHROOM:

Comprising W.C. and wash hand basin, half tiled walls, panel bathtub with tiled splashback, PVC panelled shower cubicle with Redring shower system, extractor fan.

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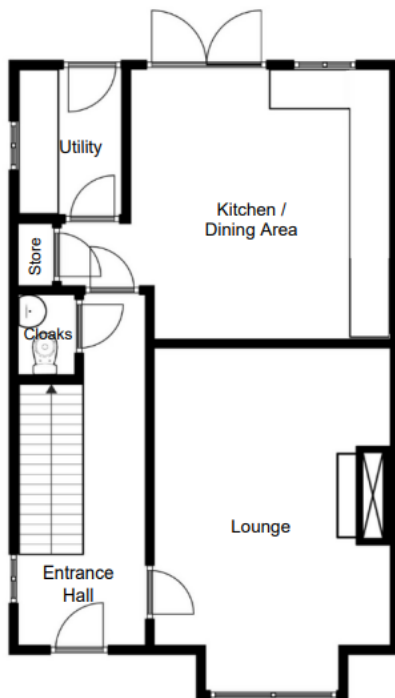
EXTERIOR FEATURES:

Small screened area to the front. Garden laid in lawn to the rear with additional area enclosed by wall and fencing with pedestrian gate. Tarmac driveway. Water tap to rear. Outside light to front and rear.

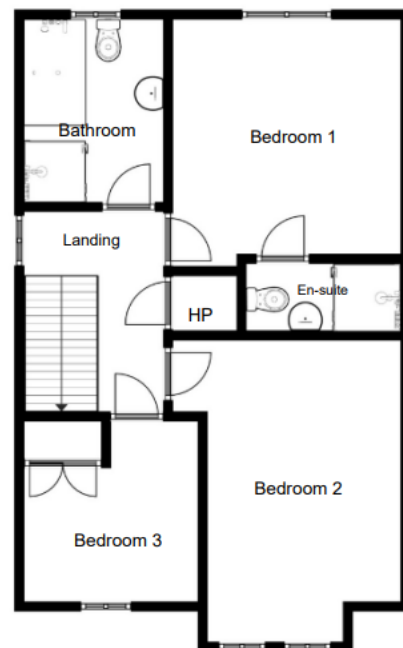
All purchasers will be shareholders in a MANAGEMENT COMPANY formed to maintain communal and open space areas.

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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 Sales, 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 Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

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Property Location:

On leaving Coleraine along the Dunhill Road, take the third left at the roundabout onto the Greenhall Highway. Continue for approximately half a mile where Greenhall Court is situated in the right. All purchasers will be shareholders in a MANAGEMENT COMPANY formed to maintain communal and open space areas.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.mcafeeproperties.co.uk
coleraine@mcafeeproperties.co.uk

PROPERTY REFERENCE
 COL0222 02112023/JM

OUR OFFICE LOCATION



Think

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