

## For Sale

57 Ratheane Avenue, Off Mountsandel Road, Coleraine,  
BT52 1JH

Offers Over **£145,000**



### Property Overview

- Semi Detached Bungalow
- 3 Bedrooms, 1 Reception Rooms
- Oil fired Central Heating
- uPVC double glazed windows
- uPVC fascia, soffits and guttering
- Garden to the rear with garage
- End of cul-de-sac location just off Mountsandel Road
- Convenient to Coleraine town centre, primary school and neighbourhood shops
- Rates: The assessment for the year 2023/2024 is £930.50
- EPC Rating - F24

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**ENTRANCE HALL:**

With uPVC glass panel front door and glass side panel, wooden effect flooring, storage cupboard, linen cupboard, access to roof space.

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**LOUNGE:**  
16' 5" x 11' 7" (5.00m x 3.53m) With wooden surround fireplace, tiled inset and hearth, laminate flooring.

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**KITCHEN / DINING AREA:**

13' 3" x 10' 6" (4.05m x 3.20m) (Max) With eye and low level units, tiled between units, integrated Ignis fridge / freezer, one and a half bowl stainless steel sink unit, Hotpoint oven and hob, stainless steel extractor fan, larder cupboard, glass panel door to:

**UTILITY ROOM:**

7' 3" x 4' 11" (2.20m x 1.51m) With worktop, single drainer stainless steel sink unit, boiler, plumbed for washing machine, space for tumble dryer.

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**BEDROOM 1:**  
13' 8" x 8' 10" (4.17m x 2.68m) With wooden effect flooring.



**BEDROOM 2:**  
11' 6" x 8' 6" (3.50m x 2.60m) With wooden effect flooring.

**BEDROOM 3:**  
9' 10" x 9' 5" (2.99m x 2.88m) With wooden flooring.



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**BATHROOM:**

Comprising jacuzzi bath, Redring electric shower fitting and shower screen over bath, wash hand basin set in vanity unit, w.c., heated towel rail, fully tiled walls, extractor fan, hot press.

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**EXTERIOR FEATURES:**

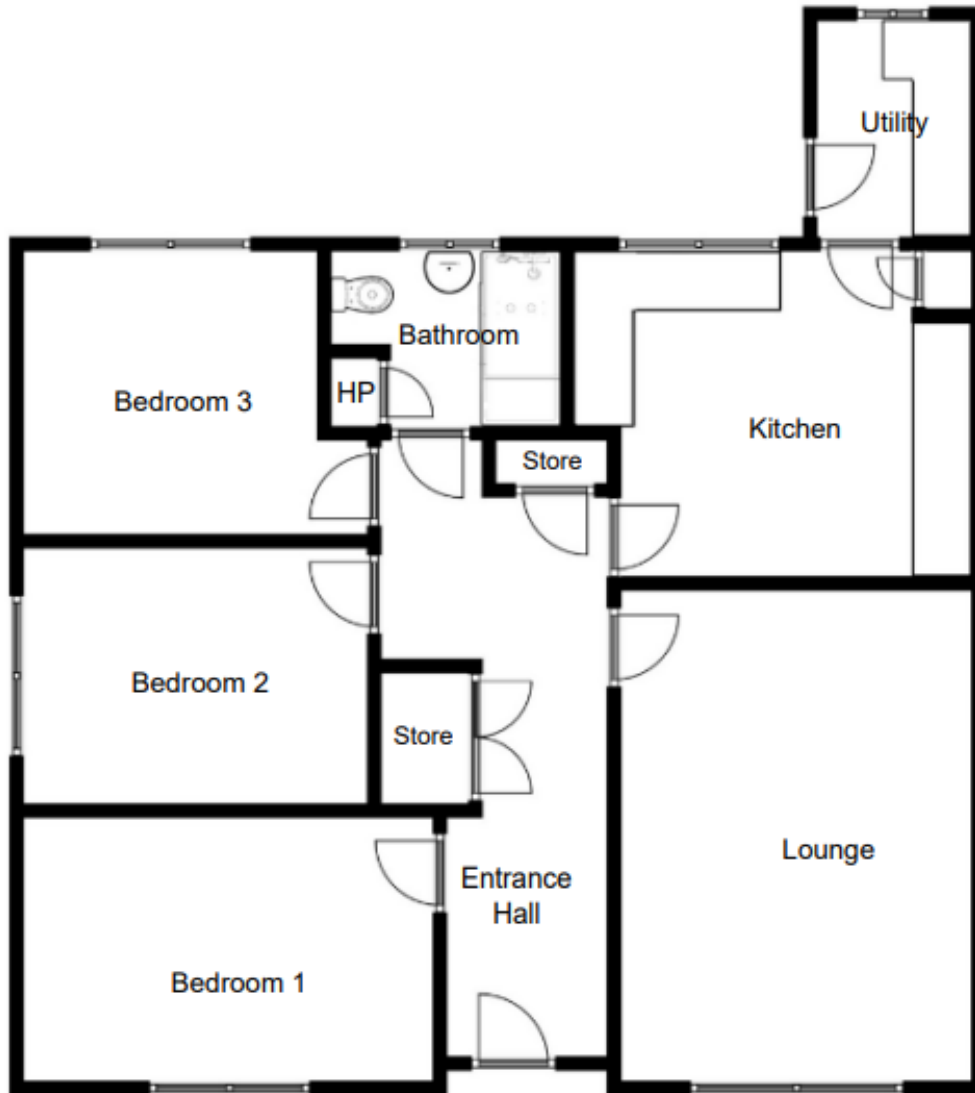
Garden laid in lawn to front with tree and shrubs, enclosed by small wall. Concrete driveway and parking. Garden to the side with trees and shrubs. Garden laid in lawn to rear with trees and shrubs enclosed by fencing. Outside light to front and rear. Water tap to rear. PVC oil tank.

**DETACHED GARAGE:**

19' 9" x 10' 1" (6.02m x 3.07m) With roller and pedestrian door, power and light.

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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 leaving Coleraine along the Mountsandel Road turn right onto Ratheane Avenue, continue straight ahead, at the T junction turn right, then veer left and Number 57 is situated at the end of the cul-de-sac on the right hand side.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		50 E
21-38	<b>F</b>	24 F	
1-20	<b>G</b>		

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](http://www.mcafeeproperties.co.uk)  
[coleraine@mcafeeproperties.co.uk](mailto:coleraine@mcafeeproperties.co.uk)

PROPERTY REFERENCE  
 COL0225 09112023/JM

### OUR OFFICE LOCATION



Google maps



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