

For Sale

217 Lisnablagh Road, Off Ballycastle Road, Coleraine,
BT52 2HE

Offers Over **£95,000**



Property Overview

- Mid Terrace House
- 3 Bedrooms, 1 Reception Rooms
- Oil fired Central Heating
- uPVC double glazed windows
- uPVC fascia, soffits and guttering
- Pine interior doors
- Close to primary school and neighbourhood shops
- Ideal for first time buyer / investor buyer
- Rates: The assessment for the year 2023/2024 is £581.56
- EPC Rating - TBC

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ENTRANCE PORCH:

With wooden effect flooring, uPVC glass panel front door and glass side panel, glass panel door to:

ENTRANCE HALL:

With wooden effect flooring, half panelled walls, under stairs storage.

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LOUNGE:
13' 1" x 11' 7" (3.99m x 3.52m) With ornamental fireplace, wooden effect flooring, television point, bow window.

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KITCHEN / DINETTE:

18' 1" x 11' 2" (5.50m x 3.41m) (MAX)
With eye and low level units, one and a half bowl stainless steel sink unit, Bush oven, Indesit hob, extractor fan, space for fridge / freezer, plumbed for dishwasher and washing machine, space for tumble dryer, glass panel door from hall, recess lighting.

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FIRST FLOOR

LANDING:

With access to roof space, half panelled walls, linen cupboard.



BEDROOM 1:

11' 6" x 9' 2" (3.50m x 2.80m) (MAX) With laminate flooring, built-in wardrobe, dimmer switch lighting.

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BEDROOM 2:
11' 2" x 9' 10" (3.40m x 3.00m) With laminate flooring, built-in wardrobe.



BEDROOM 3:
8' 6" x 8' 2" (2.60m x 2.50m) With laminate flooring, dimmer switch lighting.

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SHOWER ROOM:

Comprising tiled shower enclosure with Triton electric shower fitting, wash hand basin set in vanity unit, w.c., heated towel rail, tiled floor.

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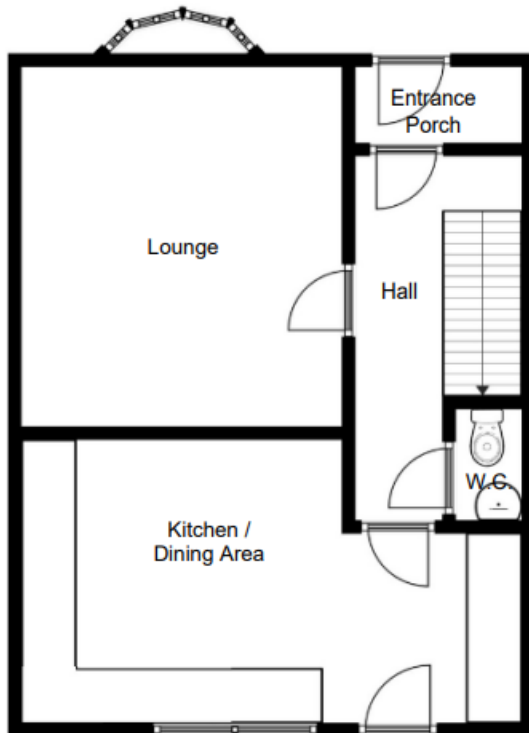


EXTERIOR FEATURES:

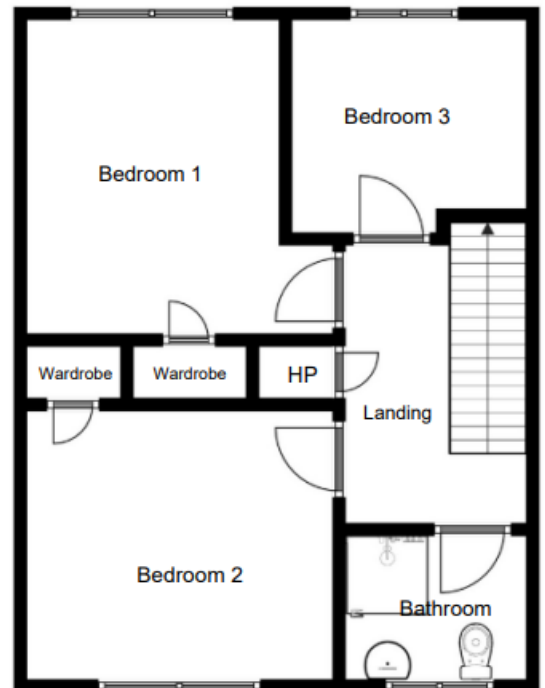
Garden laid in lawn to front with trees and shrubs, enclosed with small wall to front with pedestrian gate and path. Concrete yard to rear enclosed by fencing with pedestrian gate. Boiler house. Water tap to rear. Outside light to front. PVC oil tank.

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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.

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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.
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Property Location:

On approaching Coleraine along the Ballycastle Road, turn right into Lisnabagh Road then a first left into Maythorn Avenue. Number 217 is situated in the left hand row of houses straight ahead.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	45 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
 COL0226 10112023/JM

OUR OFFICE LOCATION



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