

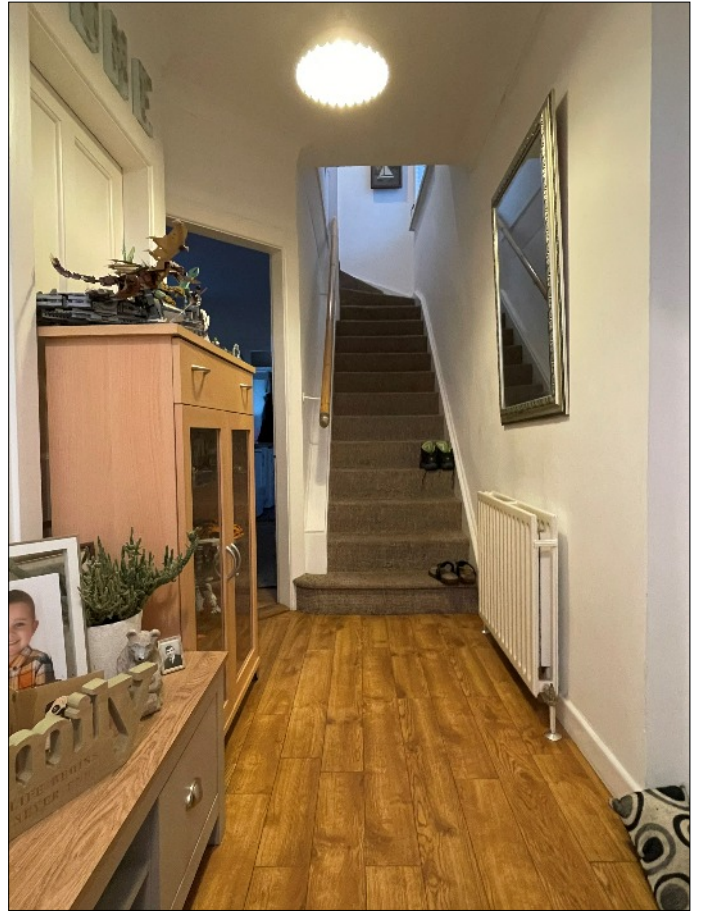
For Sale

12 Carthall Road, Coleraine, BT51 3LR

Offers Over **£125,000****Property Overview**

- End Terrace House
- 3 Bedrooms, 2 Reception Rooms
- Oil fired Central Heating
- uPVC double glazed windows
- uPVC fascia, soffits and guttering
- Close to both primary and secondary schools
- 2 Garages
- Convenient to Coleraine town centre
- Ideal for first time buyer / investor buyer
- Rates: The assessment for the year 2023/2024 is £721.14
- EPC Rating - E42

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ENTRANCE HALL:

With uPVC front door, wooden effect flooring, cornice, telephone point. Door to integral Garage.

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LOUNGE:

11' 3" x 9' 6" (3.43m x 2.90m) (MAX) With Pine surround fireplace, cast iron inset and tiled hearth, cornice, picture rail, bay window with feature stained glass windows, open archway to:



DINING ROOM:

12' 7" x 12' 1" (3.83m x 3.68m) (MAX) With open fireplace, wooden mantle and tiled hearth, picture rail, wooden effect flooring, under stairs storage, door to:

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KITCHEN:

9' 10" x 8' 2" (3.00m x 2.50m) (MAX) With eye and low level units, Hotpoint oven and hob, stainless steel extractor fan, plumbed for washing machine, single drainer stainless steel sink unit, space for fridge and freezer, tiled floor, sheeted ceiling, tiled between units, uPVC glass panel rear door.

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FIRST FLOOR

LANDING:

With picture rail, storage cupboard, access to roof space.



BEDROOM 1:

13' 5" x 9' 2" (4.10m x 2.80m) (MAX) With picture rail and dimmer switch lighting.

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BEDROOM 2:
12' 11" x 6' 10" (3.94m x 2.08m) With picture rail and dimmer switch lighting.

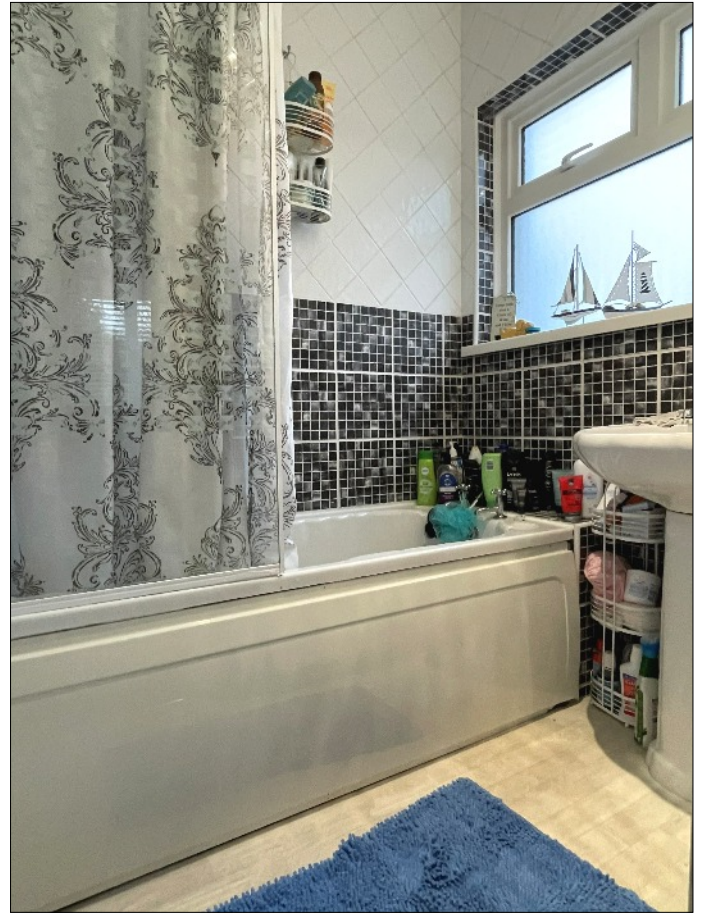


BEDROOM 3:
9' 10" x 8' 2" (3.00m x 2.50m) With picture rail and dimmer switch lighting.

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SEPARATE W.C.:
Comprising w.c. & half panelled walls.



BATHROOM:
Comprising panel bath with Redring electric shower fitting and shower screen over bath, wash hand basin, shaver point, fully tiled walls.

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EXTERIOR FEATURES:

Garden laid in lawn to the front with small trees, enclosed by small wall and vehicular gates. Concrete driveway. Decking area to the side with boiler. Enclosed yard to the rear with pedestrian gate leading to common laneway with store housing PVC oil tank. Water tap to rear.

INTEGRAL GARAGE:

15' 9" x 8' 10" (4.80m x 2.70m) With roller door, power and light.

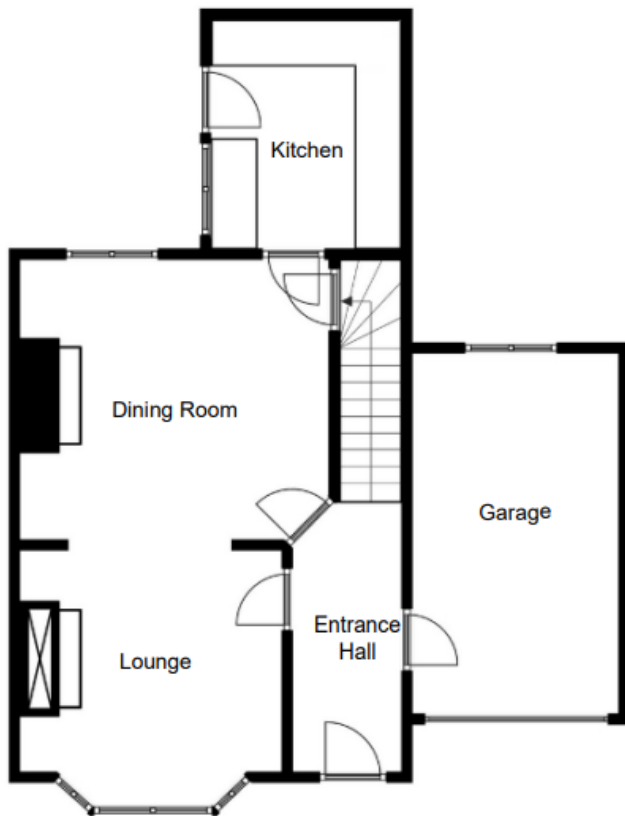
REAR GARAGE:

15' 9" x 10' 0" (4.80m x 3.04m) With roller door.

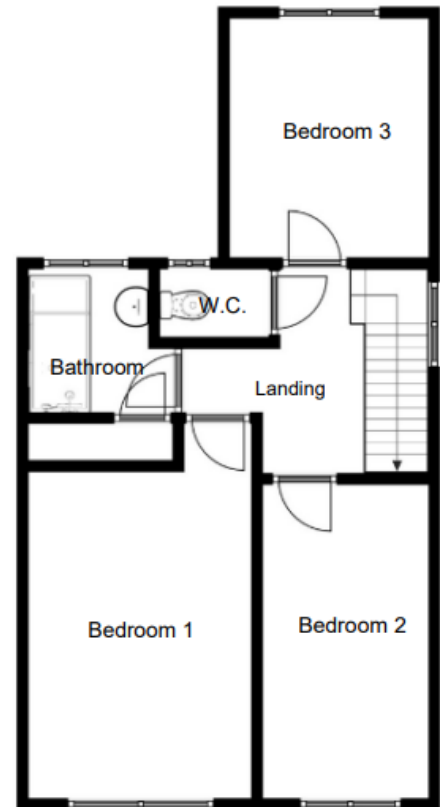


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FLOOR PLANS



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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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.
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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.
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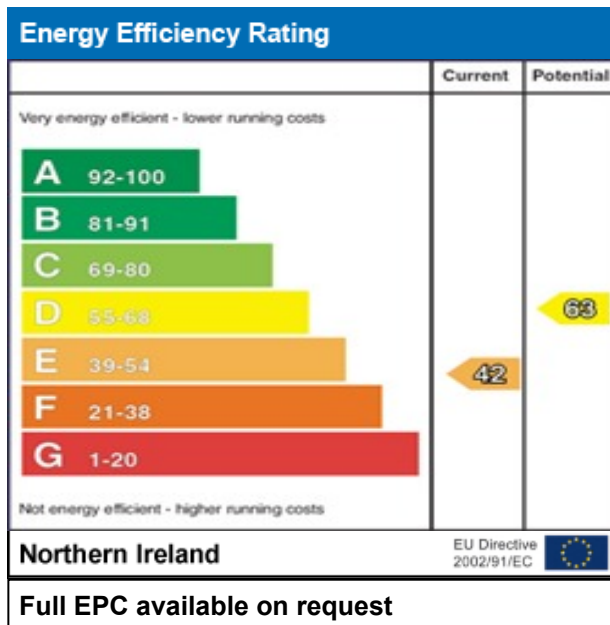
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Property Location:

On leaving Coleraine along the Castlerock Road, at Coleraine Grammar School turn left onto Kings Road, then left onto Carthall Road and Number 12 is situated on the right 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
coleraine@mcafeeproperties.co.uk

PROPERTY REFERENCE
 COL0232 150124/JM

OUR OFFICE LOCATION



24 New Row
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