

For Sale

9 Fortsandel Avenue, Off Mountsandel Road, Coleraine, BT52 1TL

Offers Over **£159,950**



Property Overview

- Semi Detached Chalet
- 3 Bedrooms, 1 Reception Room
- Gas central heating
- uPVC double glazed windows (except where stated)
- Corner site located just off the Mountsandel Road
- uPVC fascia, soffits and guttering (except Garage)
- Convenient to schools and Coleraine town centre
- Rates: The assessment for the year 2021/2022 is £834.89
- EPC Rating - 58D

9 Fortsandel Avenue, Off Mountsandel Road, Coleraine, BT52 1TL



Entrance Hall:
With uPVC glass panel front door, cloaks cupboard, linen cupboard.

9 Fortsandel Avenue, Off Mountsandel Road, Coleraine, BT52 1TL



Lounge:

15' 5" x 11' 8" (4.70m x 3.56m) (MAX) With surround fireplace, cast iron inset, tiled hearth, television and telephone points, door to:

9 Fortsandel Avenue, Off Mountsandel Road, Coleraine, BT52 1TL



Kitchen:

11' 7" x 10' 11" (3.53m x 3.34m) With eye and low level units including eye level glass display unit, tiled between units, tiled floor, single drainer stainless steel sink unit, space for cooker, plumbed for dishwasher, extractor fan, integrated Bosch fridge, recess lighting, Fakro skylight window, glass panel door to:

Utility Room:

8' 7" x 9' 7" (2.61m x 2.92m) With low level units, single drainer stainless steel sink unit, space for tumble dryer, plumbed for automatic washing machine, Vaillant gas boiler, strip lighting, uPVC glass panel rear door.

9 Fortsandel Avenue, Off Mountsandel Road, Coleraine, BT52 1TL



Bedroom (3):
13' 4" x 12' 2" (4.06m x 3.72m)



Bathroom:
Comprising panel bath with tiling around and Sirrus mains shower fitting over, wash hand basin, W.C

9 Fortsandel Avenue, Off Mountsandel Road, Coleraine, BT52 1TL

FIRST FLOOR:

Landing

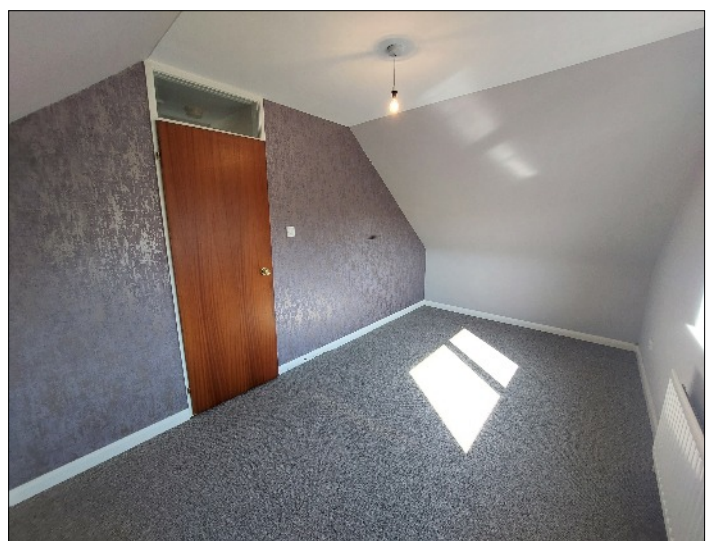


Bedroom (1):
22' 5" x 11' 6" (6.82m x 3.50m) (MAX) With access to eaves.



En-suite:
Comprising shower cubicle with Heatstore electric shower fitting, wash hand basin, w.c., extractor fan.

9 Fortsandel Avenue, Off Mountsandel Road, Coleraine, BT52 1TL



Bedroom (2):
15' 0" x 8' 9" (4.57m x 2.66m) (MAX) With access to eaves.

9 Fortsandel Avenue, Off Mountsandel Road, Coleraine, BT52 1TL



EXTERIOR FEATURES:

Garden laid in lawn to front and side enclosed by small fencing. Pedestrian gate and path to the front of the property. Outside light to the front and the rear. Water tap to the rear. Concrete driveway and parking to the rear. Small concrete area to the rear enclosed by fencing with pedestrian gate.

Garage:

15' 9" x 11' 7" (4.79m x 3.54m) With roller and pedestrian door, wooden single glazed window, power and strip lighting.

9 Fortsandel Avenue, Off Mountsandel Road, Coleraine, BT52 1TL

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.

9 Fortsandel Avenue, Off Mountsandel Road, Coleraine, BT52 1TL



Property Location:

On leaving Coleraine along the Mountsandel Road, turn right into Fortsandel Avenue and Number 9 is situated on a corner site on the right hand side.

9 Fortsandel Avenue, Off Mountsandel Road, Coleraine, BT52 1TL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		70
E 39-54	58	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
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
sales@mcafeeproperties.co.uk

PROPERTY REFERENCE
 COL0150 010422/SH

OUR OFFICE LOCATION



Google maps

