

For Sale

27 Bushmills Road, Coleraine, BT52 2BP

Offers Over **£99,950**



Property Overview

- Mid Terrace House
- 4 Bedrooms, 2 Reception Rooms
- Oil fired Central Heating
- uPVC double glazed windows
- Close to town centre, shops and leisure centre
- Pine interior doors
- Enclosed yard to rear with space for the property to be extended (subject to necessary consent)
- Rates: The assessment for the year 2023/2024: £814.19
- EPC Rating - F38

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ENTRANCE PORCH:

uPVC glass panel front door, panelled walls, glass panel door to:

ENTRANCE HALL:

With wooden flooring, half panelled walls.

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OPEN PLAN LOUNGE / DINING ROOM:

27' 11" x 11' 6" (8.50m x 3.51m) (MAX) With brick fireplace, wooden mantle, tiled hearth, stove, tiled floor, bay window, telephone point, uPVC French doors to rear yard. Door to:

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KITCHEN:

10' 6" x 6' 6" (3.20m x 1.97m) With eye and low level units, tiled between units, single drainer stainless steel sink unit, stainless steel extractor fan, space for cooker, tiled floor, recess lighting, under stairs storage.



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FIRST FLOOR



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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BEDROOM 1:
12' 8" x 10' 10" (3.86m x 3.29m) With television point.



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BEDROOM 2:
13' 4" x 9' 5" (4.06m x 2.87m) (MAX) With built-in mirrored sliderobes.



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BEDROOM 3:
9' 7" x 9' 3" (2.91m x 2.81m) (MAX) With sky light window.



BEDROOM 4:
14' 5" x 7' 7" (4.40m x 2.30m) (MAX) With sky light window.

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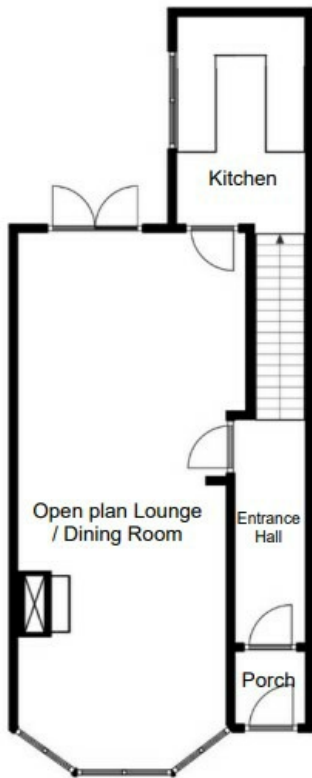


EXTERIOR FEATURES:

Garden to front laid in lawn, tarmac driveway leading to rear garden, rear garden laid in lawn with paved pathway, PVC oil tank, outside water tap, Boiler house access.

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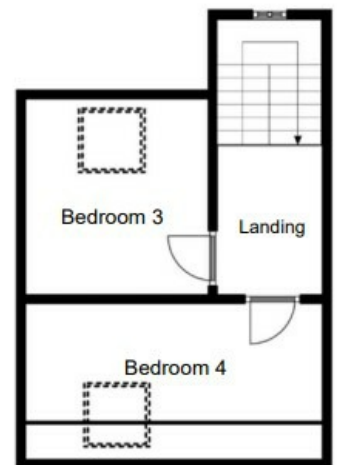
FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND 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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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.
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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.
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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 town centre along the Bushmills Road, Number 27 is situated on the right hand side.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F	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
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PROPERTY REFERENCE
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