

For Sale

56 Knockbracken Court, Off Knocklynn Road, Coleraine,
County Londonderry, BT52 1WS

Offers Over **£155,000**



Property Overview

- Semi Detached House
- 3 Bedrooms, 1 Reception Room
- Oil fired Central Heating
- uPVC double glazed windows
- uPVC soffits and down piping
- Expansive garden to the rear
- Convenient to neighbour shops and cafe
- Rates: The assessment for the year 2023/2024 is £1023.55
- EPC Rating - D61

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ENTRANCE HALL:

With wooden effect flooring, wooden entrance door, telephone point, access to understairs storage.

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LOUNGE:
16' 0" x 10' 10" (4.87m x 3.29m) With wooden surround fireplace, cast iron inset and tiled hearth, television point.

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KITCHEN / DINING AREA:

17' 5" x 10' 5" (5.30m x 3.18m) With eye and low level units, tiled between units, one and half bowl stainless steel sink unit with drainer, Beko electric oven, Belling electric hob, extractor fan, wooden effect flooring.

UTILITY ROOM:

7' 10" x 5' 1" (2.40m x 1.55m) With low level units, single bowl stainless steel sink with drainer, space for washing machine and tumble dryer, boiler, wooden rear door leading to rear garden.

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FIRST FLOOR

LANDING:

With hot press, access into attic.

BEDROOM 1:

12' 0" x 10' 10" (3.66m x 3.29m) With telephone and television point.

EN-SUITE:

Comprising w.c. and wash hand basin with tiled splash back, tiled shower cubicle with Heatstore electric shower system, extractor fan, laminated flooring.



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BEDROOM 2:
14' 4" x 9' 5" (4.36m x 2.87m) (MAX)



BEDROOM 3:
9' 1" x 7' 6" (2.76m x 2.28m) (MAX) With built in storage closet.

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BATHROOM:

Comprising w.c. and wash hand basin with tiled splash back, panel bathtub with tiling around, tiled shower cubicle with Redring electric shower system, extractor fan.

32 Upper Captain Street, Coleraine, BT51 3LZ

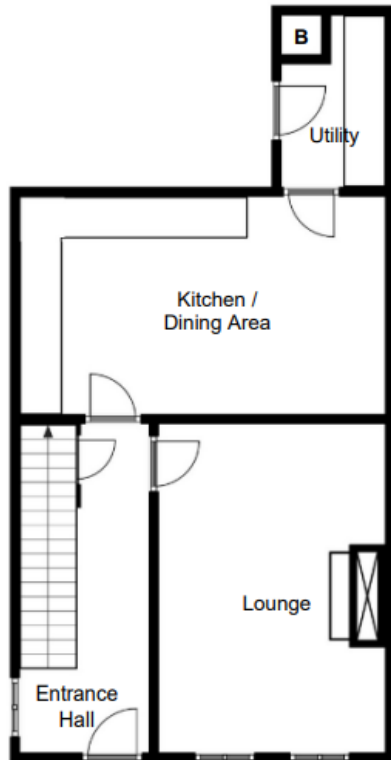


EXTERIOR FEATURES

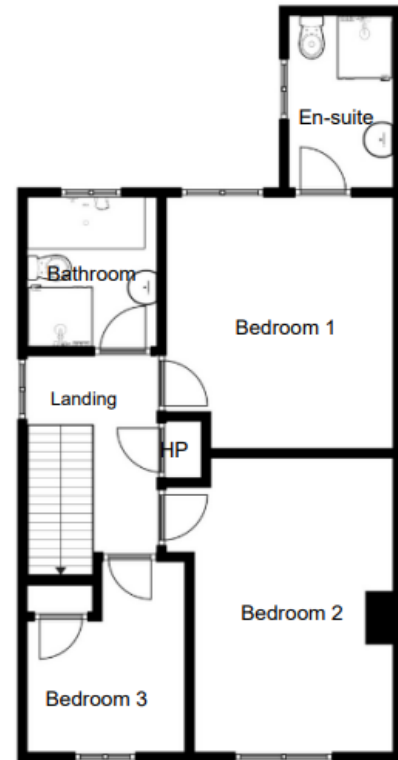
Front garden laid in lawn with screened driveway, access to rear garden via large double gate, driveway extends into fully enclosed rear garden laid in lawn with paved patio section to the side. Outside water tap, PVC oil tank.

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FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

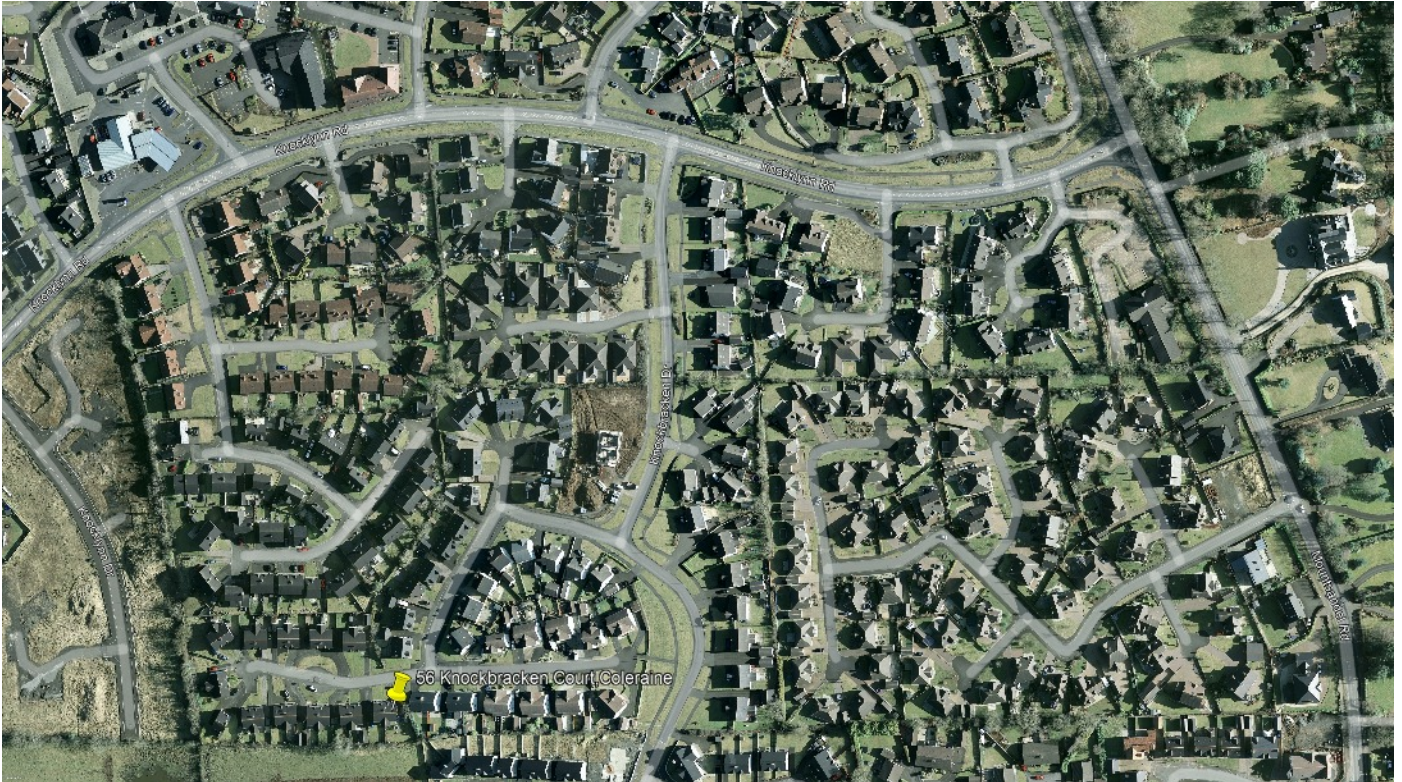
For illustrative purposes only. Not to scale.

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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Property Location:

On approaching Coleraine along the Mountsandel Road, turn right onto Knocklynn Road, turn left into Knockbracken Drive. Then turn right into Knockbracken Court.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	67 D
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
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
 COL0227 171123/JM

OUR OFFICE LOCATION



24 New Row
 Coleraine
 BT52 1AF



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