

FIRST FLOOR

Landing:
with storage cupboard and access to roofspace (via Slingsby type ladder).

Master Bedroom:
13'6 x 10'0 with laminated wood flooring and T.V. point.
Walk-in wardrobe with light.
Ensuite Shower Room comprising tiled walk-in shower cubicle with mains fitting, vanity unit, top flush w.c., tiled floor, recessed spot lights and extractor fan.

Bedroom (2):
10'9 x 9'2 with laminated wood flooring.



Bedroom (3):
10'9 x 6'5 with laminated wood flooring.

Bathroom:
White suite comprising free standing tub bath with telephone hand shower over, pedestal wash hand basin, top flush w.c., tiled walk-in shower cubicle with mains shower fitting, tiled floor, recessed spot lights and extractor fan.

Exterior Features:

Extensive tarmac parking area to front.
Pavior brick patio area to front.
Fence enclosed rear garden laid in lawn with paved patio area.
Paved path to side.
Outside light to front.
Solid wood painted front door
Modern white internal doors
Brushed steel light switches and sockets
Burglar alarm system installed



Additional Features:
Gas fired heating
Double glazed windows in PVC frames (Sliding sash style windows in Lounge and Master Bedroom)
Solid wood painted front door
Modern white internal doors
Brushed steel light switches and sockets
Burglar alarm system installed

Solicitor:
Magennis & Creighton, 572 Shore Road, Newtownabbey, BT37 0SL.

Property Reference:
CR4400.JD.210217

-MISREPRESENTATION CLAUSE: McAfee Coleraine, give notice to anyone who may read these particulars as follows:

- 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.
- 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.
- 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.
- 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.
- Any areas, measurements or distances referred to herein are approximate only.
- 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.
- 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.
- None of the systems or equipment in the property has been tested by McAfee Coleraine for Year 2000 Compliance and the Purchasers/Lessees must make their own investigations.



Coleraine
83 Strand Road BT51 3AD

This recently constructed (property still under NHBC warranty) semi-detached house has been finished and presented to an exceptionally high standard - it is only upon internal inspection that one is fully able to appreciate this fine home. Comprising well planned three bedroom living accommodation the property is situated within a very popular and convenient location and comes with the benefit of views over Christie Park and the River Bann. This is a property which is sure to generate a great deal of interest on the open market.

Offers Over £147,500

Coleraine Office
20 New Row
Coleraine
BT52 1AF
T : 028 7034 2224

www.mcafeeproperties.co.uk



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
80-90) A		
69-79) B		82
55-68) C		82
45-54) D		
35-44) E		
25-34) F		
1-24) G		
Not energy efficient - higher running costs		

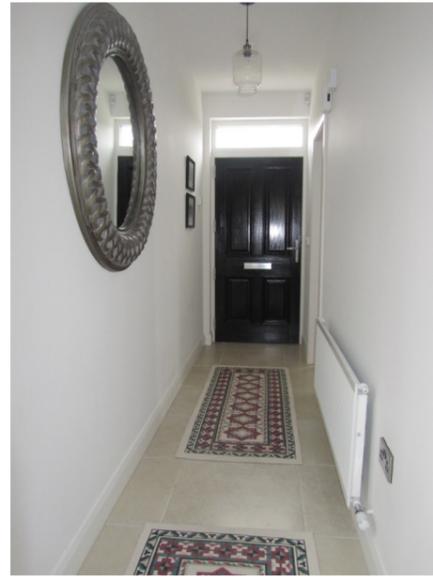
Location:
Situated on the Strand Road, Coleraine
opposite Christie Park.

Accommodation Comprising:

GROUND FLOOR

Entrance Hall:
with tiled floor.
Separate w.c. with tiled floor, wash hand
basin and top flush w.c.

Lounge:
13'5 x 12'1 with laminated wood flooring
and fireplace with slate tiled hearth and wood
burning stove inset.



**Kitchen/Dining Area and Sun Lounge
(L-shaped):**
16'0 x 11'2 extending to 16'6 with bowl and
a half stainless steel sink unit, range of high
and low level hand painted (French Grey)
Kitchen units, built-in gas hob and electric
oven with extractor fan over, integrated
appliances to include fridge freezer and
dishwasher, tiled floor and recessed spot
lights. PVC framed sliding patio door leading
to rear garden.

Utility Room:
With tiled floor, shelving, plumbed for
washing machine and storage cupboard
under stairs.

