



All purchasers will be shareholders in a MANAGEMENT COMPANY formed to maintain communal and open space areas. Details of annual charge and full management services are available on request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

-MISREPRESENTATION CLAUSE: McAfee Coleraine, 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.
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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.
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 Coleraine for Year 2000 Compliance and the Purchasers/Lesseees must make their own investigations.



Coleraine 16 Greenhall Court BT51 3FD

Backing onto open fields this superb semi-detached house has been finished to a high standard. Built within the last 10 years the property is situated within the very popular Greenhall Court development and is sure to attract a great deal of interest on the open market. Appealing to a wide range of prospective purchasers including first time buyers and first time movers an early appointment to view comes highly recommended.

Offers Over £125,000

Coleraine Office
20 New Row
Coleraine BT52 1AF

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www.mcafeeproperties.co.uk



Location:

Turn off the roundabout at the Jet Centre onto the Greenhall Highway. Turn fifth right off the Greenhall Highway into Greenhall Court and number 16 is situated on the left hand side.

**Accommodation
Comprising:**

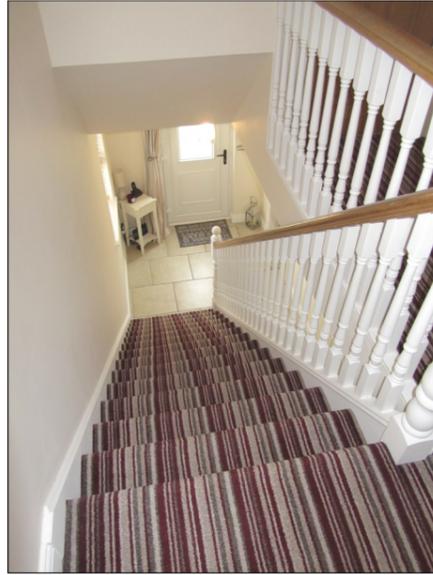
GROUND FLOOR

Entrance Hall:

with tiled floor and telephone point.
Separate w.c. comprising tiled floor, wash hand basin and extractor fan.

Lounge:

16'11 (into bay window) x 11'8 with laminated wood flooring and chunky Pine surround fireplace with tiled inset and hearth.



Exterior Features:

Fence enclosed rear garden laid in lawn with raised decked area and patio (looking over the countryside) and pavior brick patio area. Front garden laid in lawn. Coloured stone driveway to side. Outside light to front and rear. Outside tap to rear.

Additional Features

Gas fired heating
Double glazed windows in PVC frames
PVC framed front door
Oak panelled internal doors

**For further details and permission to view
contact selling agents.**

Solicitor:

McIntosh Solicitors, 5 Upper Abbey Street,
Coleraine.

Property Reference:

CR4444.JD.290617





Kitchen & Dining/Family Area:
13'5 x 13'0 (plus recess) with bowl and a half stainless steel sink unit, range of high and low level units with concealed lighting, built-in gas hob and electric oven with extractor fan over, integrated fridge freezer and dishwasher, tiled floor, part tiled walls, recessed spot lights and T.V. point. PVC framed double doors leading to rear garden.



Bedroom (2):
14'11 x 9'5 with **Ensuite** comprising tiled walk-in shower cubicle with mains fitting, pedestal wash hand basin, top flush w.c., tiled floor and part tiled walls.



Bedroom (3):
9'6 (max) x 8'7 with built-in wardrobe



Utility Room:

7'2 x 5'0 with single drainer stainless steel sink unit, low level cupboard, tiled floor, part tiled walls and plumbed for washing machine.



Bedroom (1):

11'9 x 11'3 with excellent countryside views.



Bathroom:

White suite comprising bath, pedestal wash hand basin, top flush w.c., tiled walk-in shower cubicle with mains fitting, tiled walls, tiled floor, heated towel rail and extractor fan.

