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# mcafee

COLERAINE



## Coleraine 89 Bushmills Road BT52 2BS

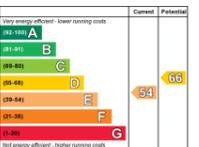
Enjoying a choice location on the outskirts of Coleraine town centre, close to the main train and bus station, this compact end terrace is an ideal investment or first time buy and should be viewed at the earliest opportunity.

Offers Around £59,950

Coleraine Office  
20 New Row  
Coleraine BT52 1AF

T : 028 7034 2224

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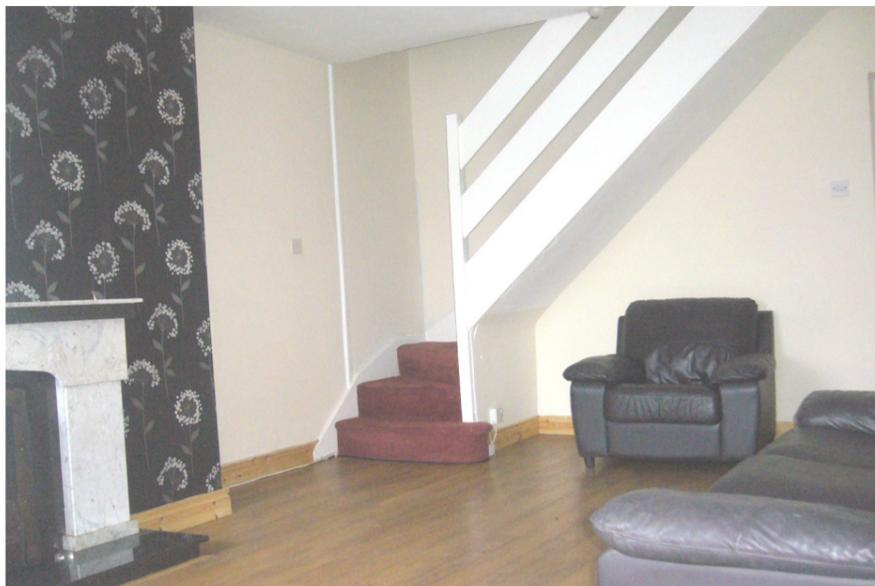


**Location:**  
Leave Coleraine town centre via Union Street and at the top of same turn left; through the railway crossing and onto the Bushmills Road. Number 89 is located on the right hand side.

**Accommodation**  
**Comprising:**

**Entrance Porch:**  
With glass panel door to:

**Lounge:**  
19'6 x 12'4 with marble tiled fireplace and granite tiled hearth and laminated wood flooring.



**Kitchen:**  
12'1 x 9'10 with bowl and half stainless steel sink unit, eye and low level units, wine rack, 4 ring gas hob and electric underoven with extractor fan over, tiled floor and part tiled walls.

**FIRST FLOOR**

**Bedroom (1):**  
12'1 x 9'9

**Bedroom (2):**  
12'3 x 10'1 with telephone point.

**Hot Press**



**Bathroom:**  
Coloured suite comprising bath with 'Redring Expressions 500S' shower fitting and shower screen over, pedestal wash hand basin, low flush w.c. and part tiled walls.

**Exterior Features:**

**Boiler House/Store:**  
13'0 x 9'5 with pedestrian door to concrete yard.  
Enclosed concrete yard to rear with outside light and tap.

**Additional Features:**  
Oil fired and solid fuel heating  
Double glazed windows in PVC frames  
PVC external doors  
Early occupation available

For further details and permission to view contact selling agents

**Solicitor:**  
McConnell & Fyffe Solicitors, 21 Church Street, Omagh, BT78 1DG.

**Property Reference:**  
CR4442.JD.270617



	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>66</b>
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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