

Bathroom & WC combined

With tiled walk-in shower cubicle, Triton Amber III shower fitting, part tiled around Bath and feature splash back

Exterior Features

Detached Garage 17'1 x 10'1

With roller door, pedestrian door, light and power

Garden in lawn to front

Enclosed garden to rear laid in lawn with raised decked area

Tarmac driveway and paths

Outside lights ad tap

Other Features

- Oil Fired Heating
- uPVC Double Glazed Windows
- uPVC Fascia and Soffits
- White Panel Internal Door
- Kitchen replaced Summer 2016

For Further Details and Permission to View Contact Selling Agents

CR4487.MP.290118

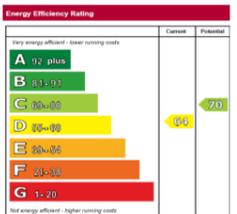


-MISREPRESENTATION CLAUSE: McAfee Coleraine, give notice to anyone who may read these particulars as follows:

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.
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 Coleraine for Year 2000 Compliance and the Purchasers/Lessees must make their own investigations.



Coleraine
28 Greenhall Manor, BT51 3GN



Nestling in a choice cul-de-sac location within the much sought after Greenhall Manor development, this delightful family home, offers well proportioned and maintained, three bedroom, one reception living accommodation and comes with the benefit of Oil Fired Heating, uPVC double glazing and a good detached garage. Simply a Super Semi, which is sure to impress and create a real stir on the open market, this really is one of those properties

Offers Over £129,950

Coleraine Office
20 New Row
Coleraine BT52 1AF

T : 028 7034 2224

www.mcafeeproperties.co.uk



Location: Leave Waterside via the Strand Road and take the 3rd exit at the roundabout on to the dual carriageway. Proceed along same and take the 3rd exit at the next roundabout on to the Greenhall Highway. Greenhall Manor is the 5th exit on the right hand side

Accommodation Comprising

Entrance Hall

With laminated wooden flooring and open storage under stairs



Lounge 16'2 x 12'6

With feature wooden surround fireplace, cast iron and slate inset, slate tiled hearth.



Kitchen/Dining 13'9 x 10'9

With bowl and half Franke stainless steel sink unit, range of Shaker style eye and low level units, under lighters, saucepan drawers, Hotpoint hob and double oven, brushed steel and glass extractor, integrated fridge freezer, tiled between work tops and eye level units, laminated wooden flooring, TV point.

Utility Room 8'8 x 4'10

With stainless steel sink unit, shaker style low level units, storage cupboard, plumbed for automatic washing machine, part tiled around work tops, laminated wooden flooring

First Floor:

Landing:

With Hotpress and Immersion Heater

Bedroom (1.) 10'10 x 9'10

With full length Mirrored Sliderobe type wardrobes Ensuite comprising WC, wash hand basin, tiled walk-in shower cubicle, Mira Sport shower fitting, extractor fan, tiled splash back.

Bedroom (2.) 12'8 x 10'1 (plus recess)

With built-in wardrobe and laminated wooden flooring.

