

For Sale

7 Ashbrook Grove, Coleraine, BT52 1WL

Offers Over **£155,000**



Property Overview

- Detached Bungalow
- 4 Bedrooms, 1 Reception Room
- Oil fired central heating
- uPVC double glazed windows
- Cul-de-sac location in a popular area of Coleraine
- Burglar alarm installed
- Gardens to front and rear, with tarmac driveway to side
- Attractive red brick bungalow
- Ideal family home
- Rates: The assessment for the year 2016/2017 is £959.88
- EPC Rating - F37

7 Ashbrook Grove, Coleraine BT52 1WL



Entrance Porch:

With wooden front door, pine flooring, door leading to:

Entrance Hall:

With telephone point, pine flooring, access to roof space, hot press, cloaks cupboard.

Lounge:

15'5 x 13'6 (4.70m x 4.11m) With wooden surround fireplace and matching mirror above, ornate tiled inset, tiled hearth, piped for gas fire, television points, wall lights, dimmer switch, laminate flooring.



7 Ashbrook Grove, Coleraine BT52 1WL



Kitchen / Dining Area:

16'9 x 15'3 (5.11m x 4.65m) (Max) L-shaped with eye and low level units, including eye level glass display unit, Nordmende electric oven with tiling behind, extractor fan, Jawbox sink with tiling behind, telephone point, television point, slate flooring, spotlights, French doors leading to rear garden.

Utility Room:

7'8 x 5'3 (2.34m x 1.60m) With eye and low level units, single drainer stainless steel sink, space for fridge / freezer, space for washing machine and tumble dryer, slate flooring, stable door leading to rear garden.



7 Ashbrook Grove, Coleraine BT52 1WL



Bedroom 1:
11'7 x 11'7 (3.53m x 3.53m) With telephone point and television point.

En-suite:
Comprising fully tiled shower cubicle with Mira electric shower fitting, wash hand basin, w.c., half wooden panelled walls, extractor fan, tiled floor.



7 Ashbrook Grove, Coleraine BT52 1WL



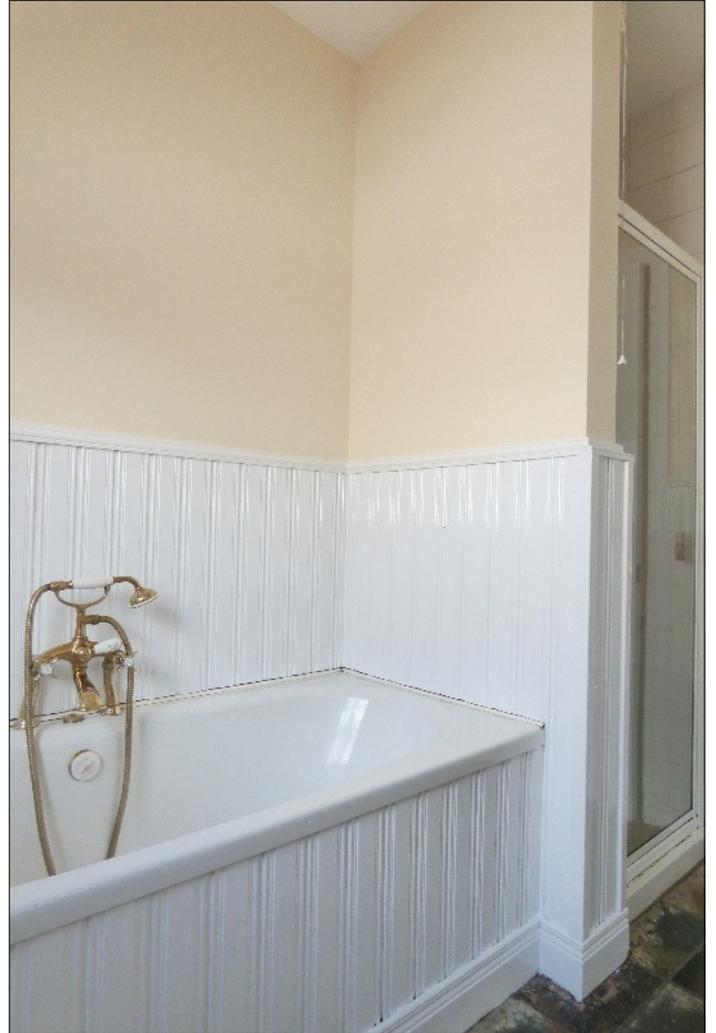
Bedroom 2:
13'7 x 10'3 (4.14m x 3.12m) With telephone point and television point.



Bedroom 3:
13'0 x 9'8 (3.96m x 2.95m)

Bedroom 4:
10'7 x 7'11 (3.23m x 2.41m) With telephone point.

7 Ashbrook Grove, Coleraine BT52 1WL



Bathroom and w.c. Combined:

Comprising wood panelled bath with shower attachment, wash hand basin, w.c., fully tiled corner shower cubicle with Mira electric shower fitting, extractor fan, slate floor.

7 Ashbrook Grove, Coleraine BT52 1WL

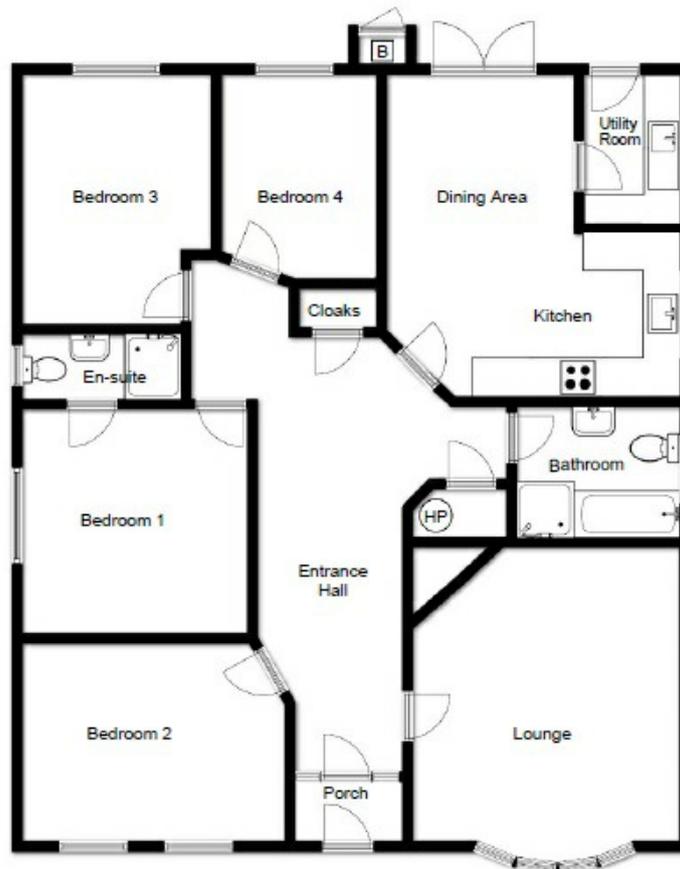


EXTERIOR FEATURES

Boiler house to rear, garden laid in lawn to front and rear, rear garden enclosed by hedging and fencing, tarmac driveway and parking to front, concrete path surrounding property, patio area at rear, uPVC oil tank, uPVC guttering, outside light to front and rear.

7 Ashbrook Grove, Coleraine BT52 1WL

FLOOR PLANS



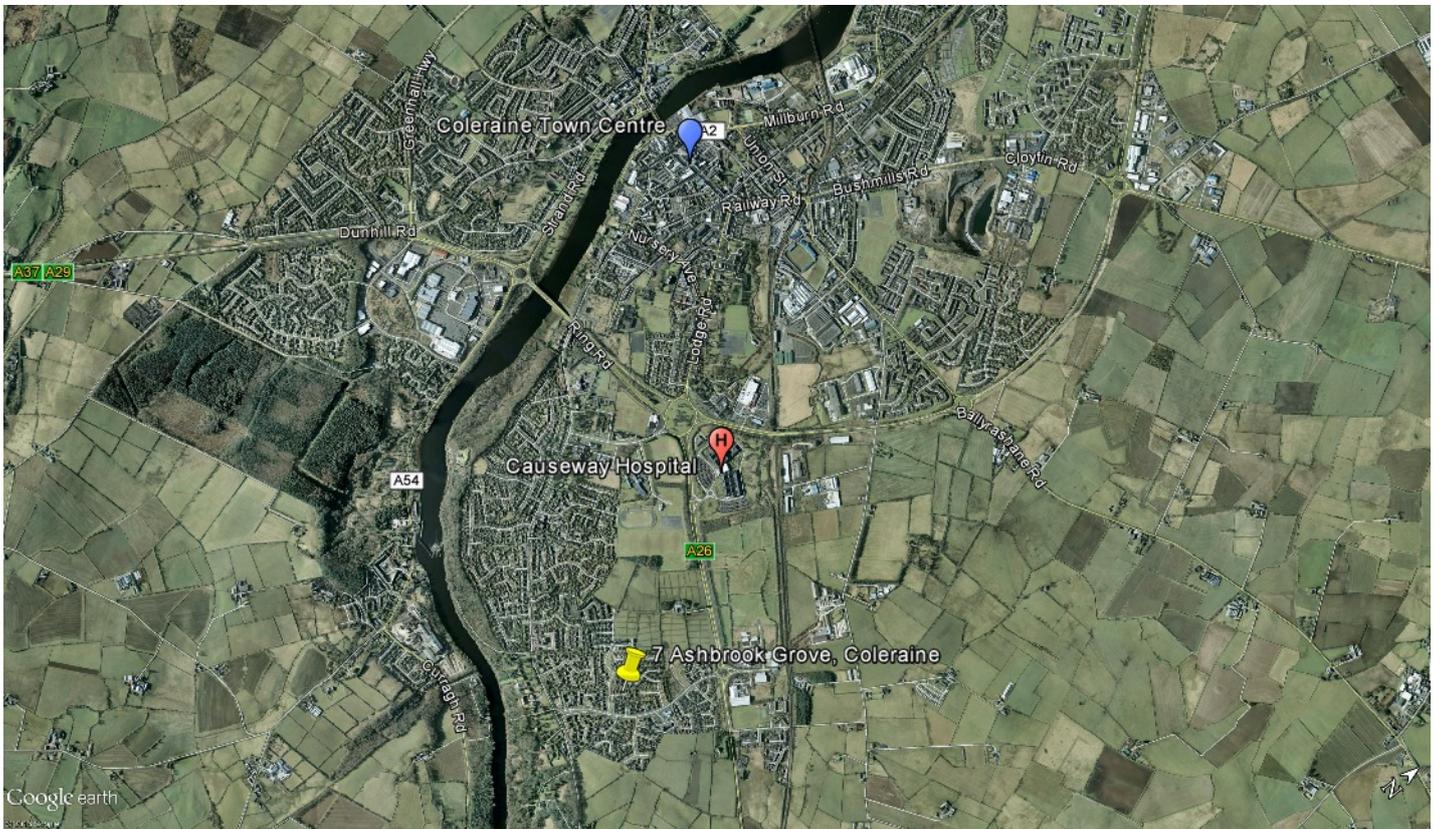
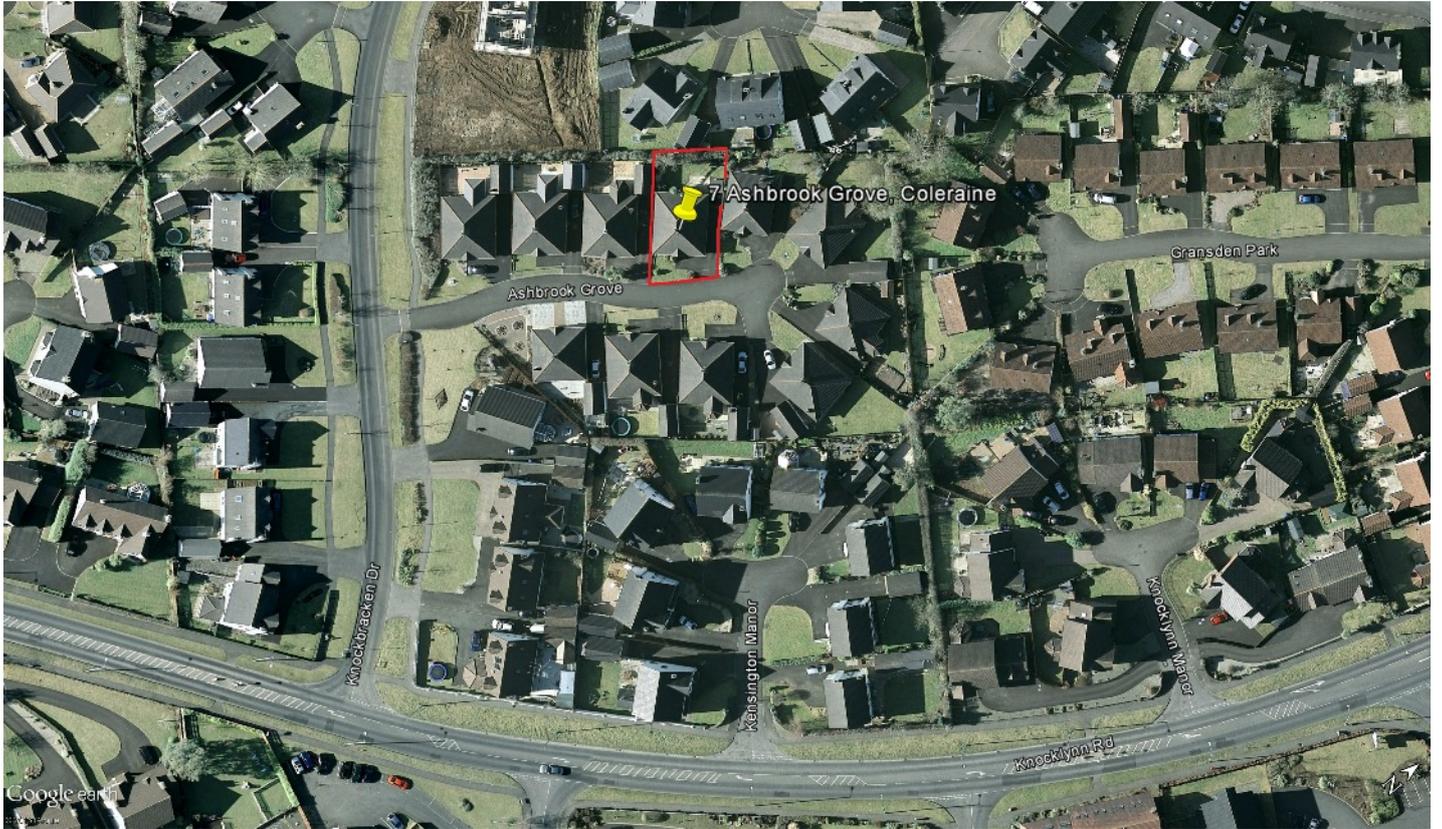
For illustrative purposes only. Not to scale.

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.

MISREPRESENTATION CLAUSE: McAfee Portstewart, 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 Portstewart for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

7 Ashbrook Grove, Coleraine BT52 1WL



Property Location:

On leaving Coleraine along the Mountsandel Road, turn last left onto Knocklynn Road then third left onto Knockbracken Drive. Turn first right onto Ashbrook Grove and Number 7 is situated on the left hand side.

7 Ashbrook Grove, Coleraine BT52 1WL

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
A 92 plus			
B 81-91			
C 69-80			
D 55-68			
E 39-54			50
F 21-38	37		
G 1-20			
<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.mcafeepropertiesandmortgages.com
portstewart@mcafeepropertiesandmortgages.com

PROPERTY REFERENCE

PST1082 200416/RT

OUR OFFICE LOCATION



Google maps

