



Grasmere, Coleraine

Offers Over £189,950

3 bedroom semi-detached house for sale

Description

Causeway Coast Sales proudly presents, 72 Grasmere, Coleraine. Situated in a popular residential area just off the Ring Road, 72 Grasmere presents an excellent opportunity for families or first-time buyers.

A well-proportioned three-bedroom semi-detached home in Coleraine. Conveniently located only five minutes from Coleraine Town Centre, the property also offers easy access to the North Coast, with Portrush and Portstewart just a short drive away.

The accommodation comprises three bedrooms, a bright and spacious living space, and a stylish kitchen/dining area. Externally, the property benefits from an enclosed rear garden, providing a private and secure outdoor space, along with a private driveway offering off-street parking.

Additional features include uPVC windows and doors throughout and oil-fired central heating, ensuring comfort and efficiency year-round.

Early viewings advised to avoid disappointment.

Rates: £1173 per annum (approx)

Parking options: Driveway



Garden details: Enclosed Garden
Electricity supply: Mains
Heating: Oil
Water supply: Mains
Sewerage: Mains

Tenure



Floor 0



Floor 1



Approximate total area⁽¹⁾
996 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

OIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	59	70

Viewing by appointment only
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