



SALE AGREED

Grasmere, Coleraine

Offers Over £189,950 Freehold

3 bedroom semi-detached house for sale

Description

Causeway Coast Sales is proud to present, 70 Grasmere, Coleraine. Situated in a quiet 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 property. 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 spacious living space, and a modern kitchen/dining area. Externally, the property benefits from a pristine 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.

Tenure: Freehold

Electricity supply: Mains

Heating: Oil

Water supply: Mains



Sewerage: Mains

Tenure

Freehold



Floor 0



Floor 1



Approximate total area⁽¹⁾
1009 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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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