



## 9 Portrush Road, Coleraine



### SPECIFICATIONS

**3 Bedrooms**

**1.5 Receptions**

**Oil Fired Central Heating**

**Tarmac Driveway**

**Detached Garage**

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| <b>A</b> 92-100                             |         |           |
| <b>B</b> 81-91                              |         |           |
| <b>C</b> 69-80                              |         | 70        |
| <b>D</b> 55-68                              | 62      |           |
| <b>E</b> 39-54                              |         |           |
| <b>F</b> 21-38                              |         |           |
| <b>G</b> 1-20                               |         |           |
| Not energy efficient - higher running costs |         |           |



**Offers Around - £120,000**

[www.dallasre.co.uk](http://www.dallasre.co.uk)

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**Located in the popular Portrush Road area of town, this semi-detached three bedroom house is an ideal opportunity for a range of potential purchasers. With its close proximity to the town centre and other local amenities, the property also boasts a detached garage and lawn to the front and rear.**

Accommodation Comprising:

- \* ENTRANCE HALLWAY with phone point, parquet wood floor, under stair storage
- \* LIVING ROOM - (15'1 x 11'10) fireplace with tiled hearth and surround, laminate wood floor



- \* KITCHEN/DINING AREA - (17'4 x 10'11) range of eye and low level kitchen units, tiled between, 1.5 bowl stainless steel sink unit, space for cooker, overhead extractor fan, space for fridge/freezer, plumbed for dishwasher. Dining Area - brick fireplace with tiled hearth, parquet floor



- \* REAR PORCH with tiled floor, access to rear, leading to:
- \* DOWNSTAIRS W.C. - (7'1 x 4'4) low level w.c., wash hand basin, tiled floor

## FIRST FLOOR

- \* STAIRS TO LANDING with access to roofspace, phone point, laminate wood floor
- \* BEDROOM 1 - (11'6 x 11'4) built-in bedroom furniture, phone point, laminate wood floor, coving



- \* BEDROOM 2 - (12'8 x 8'10) laminate wood floor
- \* BEDROOM 3 - (9'2 x 8'11) built-in hotpress, laminate wood floor
- \* BATHROOM - (7'7 x 6'7) fully tiled corner shower cubicle, electric shower, bath, wash hand basin with vanity unit, low level w.c., heated towel rail, tiled walls, extractor fan, tiled walls





## GENERAL FEATURES

- \* DETACHED GARAGE with roller door
- \* OUTSIDE LIGHT
- \* OIL FIRED CENTRAL HEATING
- \* MOSTLY BROWN GRAIN uPVC DOUBLE GLAZED WINDOWS
- \* FULLY ENCLOSED REAR GARDEN WITH LAWN AND SHRUBS
- \* FRONT GARDEN LAID IN LAWN AND SHRUBS
- \* TARMAC DRIVEWAY
- \* CLOSE PROXIMITY TO TOWN CENTRE
- \* GARDEN SHED



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