

19 Brookmount Court, Coleraine



SPECIFICATIONS

3 Bedrooms

1 Reception Room

Gas Fired Central Heating

PVC Double Glazed Windows

Excellent Decorative Order



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	78	80
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Offers Around - £92,000

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This spacious three bedroom, mid-terrace town house is in excellent decorative order throughout. It offers excellent living accommodation for investors and first time buyers, whilst being convenient to local shops, schools and public transport facilities. We recommend early viewing as essential on this beautiful home.

Accommodation Comprising:

- * ENTRANCE HALLWAY with phone point
- * DOWNSTAIRS W.C. - (5' x 4') low level w.c., pedestal wash hand basin, extractor fan
- * LIVING ROOM - (16'10 x 11'8) tv point, laminate wood floor



- * KITCHEN/DINING AREA - (15' x 12'8) range of eye and low level kitchen units, tiled between, single bowl stainless steel sink unit, integrated electric hob and oven, stainless steel overhead extractor fan, space for fridge/ freezer, plumbed for dishwasher, recessed lighting, patio doors leading to rear garden



FIRST FLOOR

* STAIRS TO LANDING with access to roofspace via slingsby ladder, built-in storage cupboard

* BEDROOM 1 - (14'9 x 8'7) tv point
WALK-IN WARDROBE - (8'7 x 2'7)



* BEDROOM 2 - (11'9 x 8'6)

* BEDROOM 3 - (7'10 x 6'6)

* BATHROOM - (10'9 x 6'4) bath with shower attachment, wash hand basin, low level w.c., fully tiled mains shower cubicle, recessed lighting, extension fan



GENERAL FEATURES

- * GARDEN SHED WITH LIGHT
- * OUTSIDE TAP AND LIGHT
- * GAS FIRED CENTRAL HEATING
- * uPVC DOUBLE GLAZED WINDOWS
- * FULLY ENCLOSED REAR GARDEN WITH LAWN AND PATIO AREA
- * PARKING TO FRONT
- * MANAGEMENT FEES - £85 EVERY 6 MONTHS
- * EXTERNAL SECURITY LIGHTS



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