



FOR SALE - 52 Knockbracken Drive, Coleraine
Offers Over- £170,000

3x  1x  3x 

nre
northern real estate
we value property



Accommodation:

Ground Floor:

Entrance Hall: 1.09m x 5.06m

Tiled flooring, painted walls, lighting, phone point.

Storage: 0.83m x 1.71m

Living Room: 3.60m x 5.05m

Solid wooden floor, painted walls, lighting, TV point, open fire with wooden fire surround, cast iron insert and tiled hearth, feature wall lighting, door to kitchen.

Kitchen / Dining Room: 3.04m x 4.83m (incl utility)

Tiled floors, painted walls, lighting, eye & low level kitchen units with tiling between, integrated dishwasher, hob & oven, fridge/freezer, stainless steel 1.5 bowl sink & drainer, patio doors leading to garden.

WC: 0.85m x 2.07m

Tiled flooring, painted walls, lighting, white suite to include; W/C, sink with tiled splash back.

First Floor:

Bedroom 1: 3.55m x 4.46m

Carpet, painted walls, lighting, phone point.

Ensuite: 1.02m x 2.62m

Carpet flooring, painted walls, lighting, white suite to include; W/C, sink with tiled splash back, mirror, fully tiled walk-in shower cubicle with mains shower.

Bedroom 2: 3.50m x 3.57m

Carpet, painted walls, lighting.

Bedroom 3: 2.52m x 2.57m

Carpet, painted walls, lighting.

Bathroom: 2.14m x 2.70m

Lino flooring, walls half tiled half painted, lighting, white suite to include; W/C, sink, bath and fully tiled walk-in shower with mains shower.

Hot Press: 0.69m x 0.91m



External:

Property is approached via a tarmac path with lawn to the front.

Enclosed landscape garden to the rear of the property. .

Heating is via Oil Heating .

Outside Tap

Double Glazed uPVC Windows & Doors

Approximate annual rates payable as per 2025:
£1078.44

Tenure:
Assumed to be freehold

EPC:

Description:

- 3 Bedroom Mid Terrace Property with Enclosed Rear Garden.
- The property is located within the ever popular Knockbracken Development in the Mountsandel Area of Coleraine with ease of access to main commuter routes, schools and hospital.
- The property benefits from a separate living room, open plan kitchen / dining room, utility and W/C on the ground floor and 3 no bedrooms with ensuite to master and main bathroom to the 1st floor.
- The property would be suitable to a number of parties from the first time buyers to parties wishing to downsize for more convenient living.
- The property is exceptionally well finished and benefits from oil fired central heating, uPVC windows & doors, private enclosed rear garden space and car parking.
- Early viewing is highly recommended.

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