

For Sale

49 Shuttle Hill, Off Strand Road, Coleraine BT51 3BZ

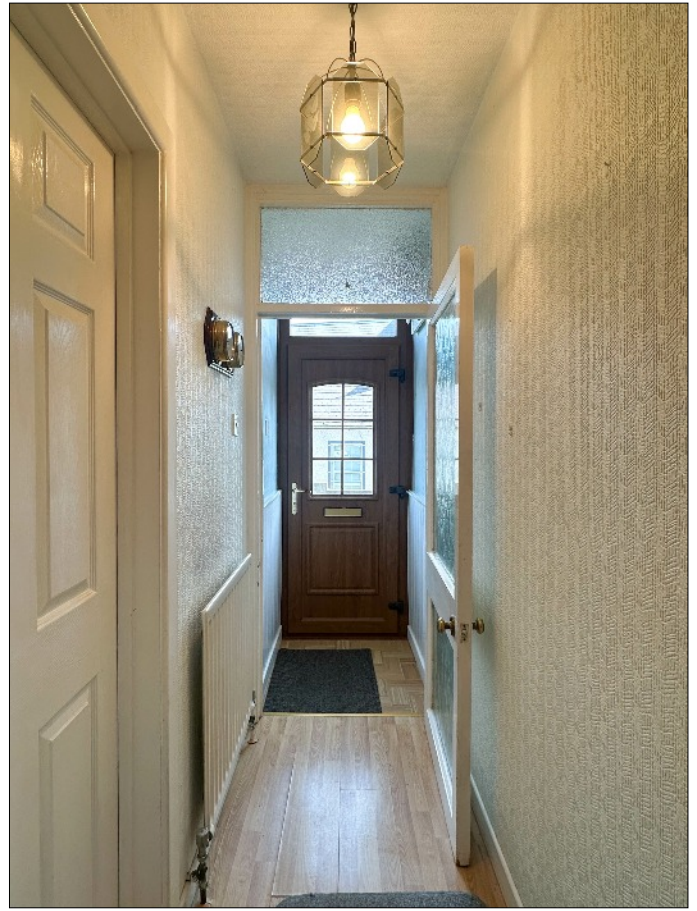
Offers Over **£89,950**



Property Overview

- Mid Terrace House
- 2 Bedrooms, 1 Reception Room
- Views over the River Bann
- Woodgrain uPVC double glazed windows
- Gas heating
- Convenient to town centre, schools and Riverside Retail complex
- Ideal first time buyers home / investment property
- Rates: The assessment for the year 2024/2025 is £664.95
- EPC Rating - D62

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Entrance Porch:

With Woodgrain uPVC glass panel front door, half panelled walls, tiled floor, wooden glass panel

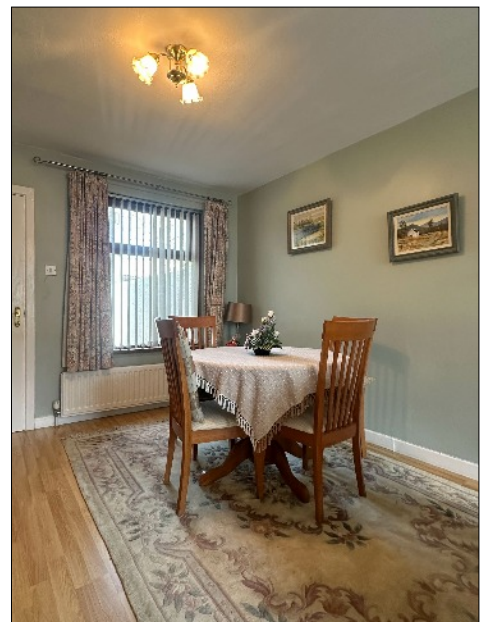
Entrance Hall:

With laminate flooring.

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Open plan Lounge / Dining Area:

6.56 x 3.1 21' 5" X 10' 2" (Max) with wooden surround fireplace, laminate flooring, television point, understairs storage with shelving, River Bann views, door to:



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Kitchen:

3.6 x 2.38 11' 10" X 7' 10" (Max) with eye and low level units including saucepan drawers and breakfast bar, tiled between units, single drainer stainless steel sink unit, plumbed for washing machine, spot lighting, space for fridge / freezer, laminate flooring, woodgrain uPVC glass panel door to the rear.

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FIRST FLOOR

Landing:

With access to roof space, laminate flooring, linen cupboard housing gas boiler.

Bedroom 1:

11' 1" X 10' 2" (3.39m X 3.1m) plus 2 built in wardrobes, laminate flooring, River Bann views.



Bedroom 2:

11' 0" X 7' 7" (3.35m X 2.32m) with laminate flooring. with laminate flooring.



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Shower Room:

Comprising shower cubicle with mains shower fitting, wash hand basin, w.c., fully tiled walls, recess lighting, heated towel rail, shaver point.



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EXTERIOR FEATURES

4 steps leading up to the front door with hand rail. Small concrete yard to the rear with pedestrian gate leading to a rear pathway. Store with power and light. Water tap to the rear. Outside light to the rear.

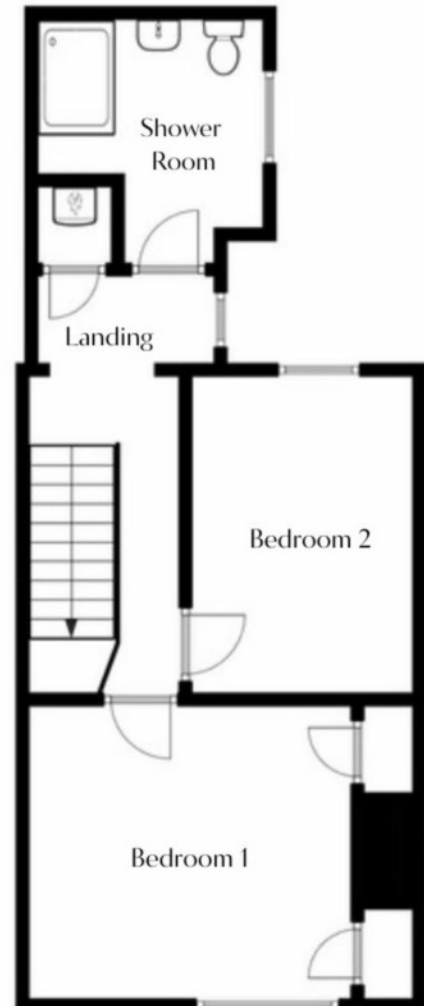


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FLOOR PLANS



Ground Floor



First Floor

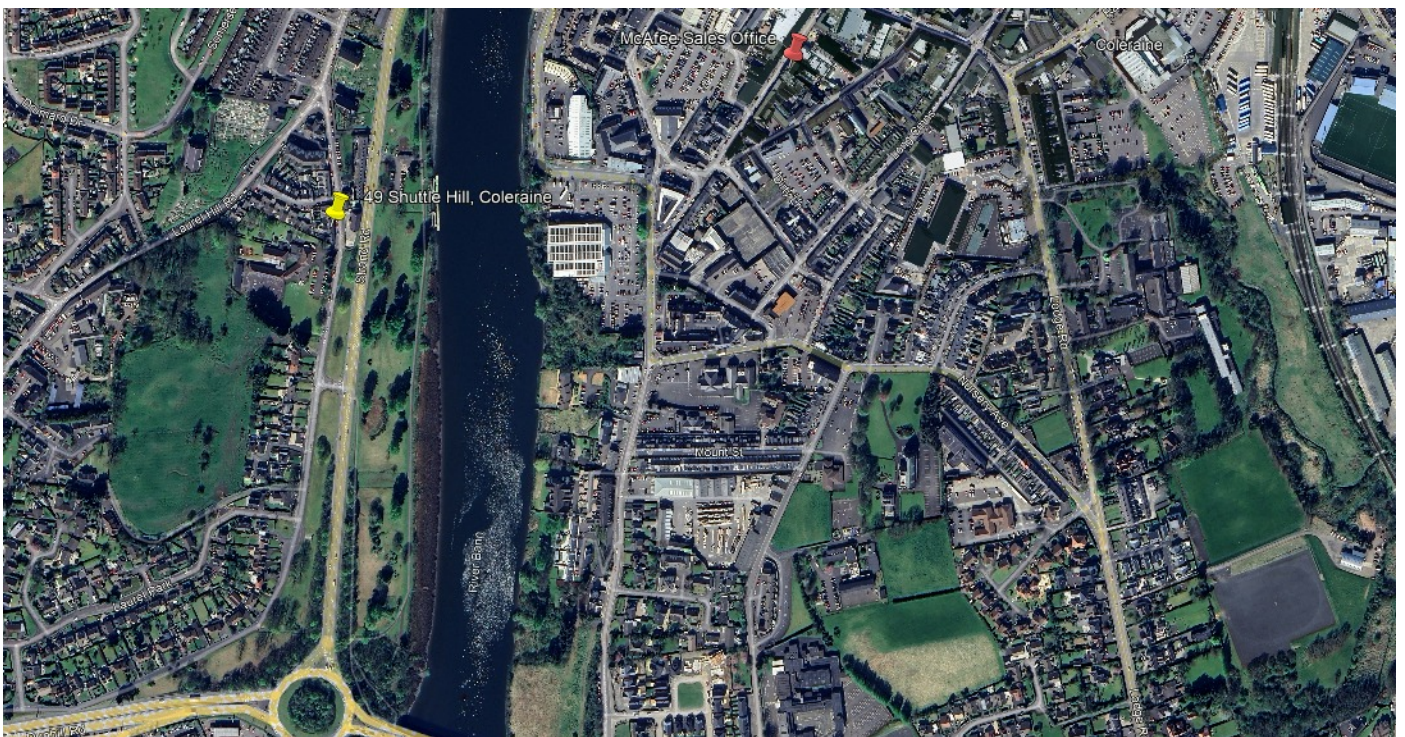
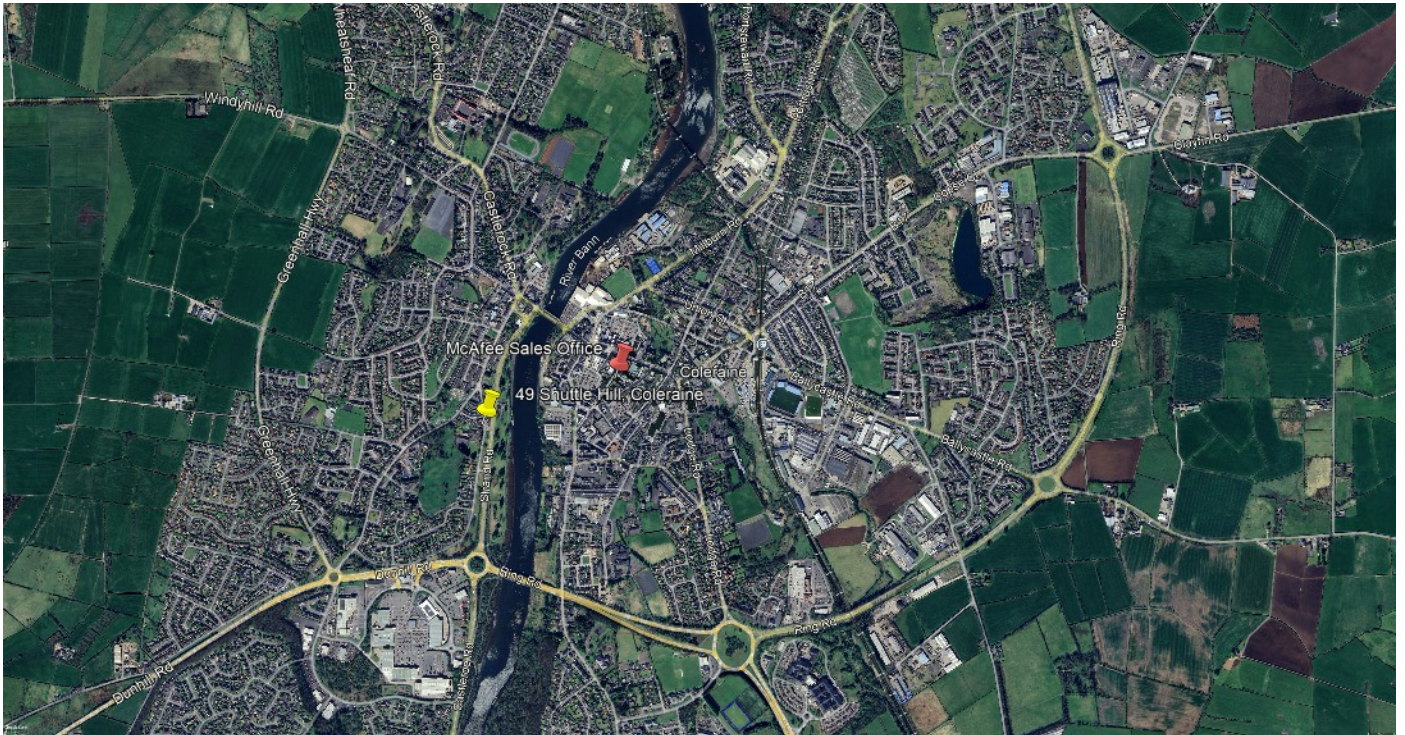
For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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LOCATION

On leaving Coleraine along the Strand Road, Waterside turn right into Strand Road (opposite Christie Park). Then turn right onto Shuttle Road and Number 49 is situated on the left hand side.

Tenure: Freehold

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	62	66
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		
Full EPC available on request		

OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

www.mcafeeproperties.co.uk

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PROPERTY REFERENCE
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OUR OFFICE LOCATION



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