



FOR SALE - 58 Knockbracken Drive, Coleraine
Offers Over- £185,000

3 x  1 x  3 x 

nre
northern real estate
we value property



Accommodation:

Ground Floor:

Entrance Hall: 1.15m x 5.06m

Tiled floors, painted walls, lighting, phone point.

Storage: 0.83m x 1.89m

Living Room: 3.67m x 5.07m

Carpet flooring, painted walls with feature papered fireplace wall, lighting, TV & phone points, open fire with wooden fire surround, cast iron insert & tiled hearth.

Kitchen / Dining Room: 3.07m x 4.90m

Tiled floor, painted walls, recessed lighting, eye & low level units with tiling between, intergraded hob & oven, fridge freezer & dishwasher, stainless steel 1.5 bowl sink & drainer, patio doors leading to rear garden.

Utility Room: 1.78m x 2.48m

Tiled floor, painted walls, lighting, low level units with tiled splash, stainless steel sink & drainer.

WC: 0.87m x 2.08m

Tiled floor, painted walls, lighting, white suite to include w/c, sink with tiled splashback, plumbing for washing machine & tumble dryer.

First Floor:

Bedroom 1: 3.52m x 4.84m

Carpet floor, painted walls, lighting, phone point, built in storage.

En-suite: 1.01m x 2.62m

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

Bedroom 2: 3.10m x 3.52m

Carpet flooring, painted walls, lighting.

Bedroom 3: 2.53m x 2.68m

Carpet, painted walls, lighting.

Bathroom: 2.22m x 2.68m

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

Hot Press: 0.78m x 0.95m



External:

Property is approached via a tarmac driveway to the front.

Enclosed large rear and side garden.

Heating is via Gas.

Outside Tap & Lighting

Double Glazed uPVC Windows & Doors

Approximate annual rates payable as per 2025 £1023.00

Tenure:

Assumed to be freehold

EPC:

Description:

- Modern 3 Bedroom End Terrace Property with Large 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 mains gas heating, uPVC windows & doors, private enclosed rear garden space and car parking.
- Early viewing is highly recommended.

MISREPRESENTATION CLAUSE: Northern Real Estate, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.

