

## FOR SALE

10 Cherry Manor,  
Coleraine, BT51 3SZ

x2  x3  x4 

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### CONTACT DETAILS

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**OFFERS OVER**  
**£250,000**

An exceptional four-bedroom family home offering stylish, contemporary accommodation in the highly desirable village of Castleroe, just outside Coleraine. Combining generous proportions with versatile living spaces, this superb home boasts a stunning open-plan kitchen, dining and family area, a separate formal lounge, an impressive reception hall, and a converted garage ideal for home working. The private decked rear garden offers a relaxing outdoor retreat, while nearby Somerset Forest and River Bann walks support an active lifestyle, all close to local schools and Coleraine town centre.

**WE VALUE PROPERTY**

## ACCOMMODATION

### Entrance Hall (1.90m x 5.27m)

Solid wooden floor, painted walls and lighting.

### W/C (1.36m x 1.61m)

Tiled floor, tiled walls, lighting, w/c, sink and LED mirror.

### Under Stairs Storage (0.76m x 1.37m)

### Living Room (3.89m x 4.37m)

Solid wooden floor, painted walls, lighting and TV point. Fireplace with gas fire, wooden surround, cast iron insert and tiled hearth with feature double doors.

### Dining Room (2.98m x 3.27m)

Solid wooden floor, painted walls, lighting with patio doors.

### Conservatory/Snug (4.03m x 4.26m)

Tiled floor, pappered walls, lighting, media wall with TV point and electric fire and patio doors.

### Utility Room (1.63m x 2.91m)

Tiled floor, painted walls, lighting, eye and low level units with tiling between, plumbed for washing machine and tumble dryer.



### Kitchen (3.00m x 4.26m)

Tiled flooring, painted walls and ceiling lighting. Fitted with range of wall and base units with tiled splashback, integrated gas hob, oven and dishwasher. Stainless steel 1.5 bowl sink with drainer and mixer tap. Breakfast bar providing additional dining space.

### Master Bedroom (3.91m x 4.38m)

Wooden floor, painted walls with feature wallpaper, lighting, sliderobes, access to floored attic via slingsby ladder.

### Ensuite (1.11m x 2.67m)

Lino floor, painted walls, lighting, w/c, sink with tiled splashback, fully tiled walk in shower cubicle with electric shower.

### Bedroom 2 (3.68m x 4.24m)

Wooden floor, painted walls, lighting, and sliderobes.

### Bedroom 3 (2.58m x 3.00m)

Wooden floor, painted walls, and lighting.

### Bedroom 4 (1.99m x 3.00m)

Wooden floor, painted walls, and lighting.

### Bathroom (1.72m x 4.00m)

Tiled floor, fully tiled walls, lighting, W/C, sink vanity unit, bath with mixer tap, fully tiled walk in shower cubicle with electric shower.

### Hot Press (0.74m x 0.88m)

### Garage (2.94m x 4.96m)

Non-slip flooring, painted walls and ceiling lighting. Roller shutter door and pedestrian access door. Housing the boiler, with radiators and power points.

### Garage First Floor Office (2.97m x 4.98m)

Wood flooring, painted walls and ceiling lighting. Radiator, UPVC pedestrian door, two Velux windows and a feature porthole style window.



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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.
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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any service or facilities are in good working order.
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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.

# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	68 D
39-54	E		
21-38	F		
1-20	G		



## FEATURES

UPVC windows and doors, Oil heating and a enclosed rear garden.

## EXTERNAL

**RATES** Approximate annual rates payable as per 2026: £1,176.45

**TENURE** Assumed to be Freehold.



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