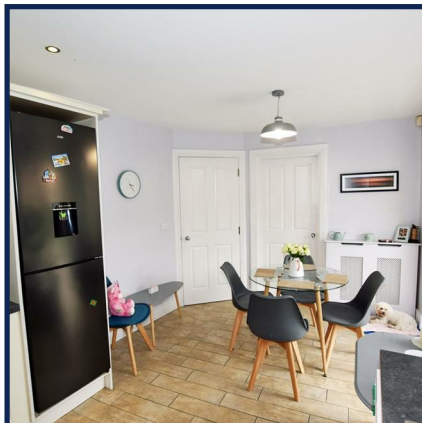


£215,000



19 Shell Hill Crescent, Coleraine, BT52 2LF



- 5 Bedroom (2 En-Suite), 1.5 Reception End Terrace House
- Gas Central Heating
- uPVC Double Glazed Windows
- Parking To Front & Additional Parking to Rear
- Enclosed Garden To Rear
- Excellent Decorative Order Throughout
- Ideal Family / Holiday Home
- Short Distance To Coleraine Town Centre, University of Ulster, Schools, Shops, Public Transport & All Other Town Centre Amenities
- Short Drive To Portrush, Portstewart & All North Coast Attractions
- Conveniently Located With Short Distance To The A26 Leading To Belfast / L/derry



DESCRIPTION

This excellent 5 Bedroom 2 with en-suite, 1.5 Reception townhouse offers deceptively spacious well laid out accommodation and has been maintained to a very high standard throughout. The property is also located a short distance from Coleraine town centre, University of Ulster, Riverside Theatre, shops, schools, public transport and all other town centre amenities. The home is also only a short drive to coastal destinations of Portrush, Portstewart and accessible to all main arterial routes. This well laid out family home is sure to appeal to a wide range of purchasers and a early internal inspection is highly recommended.

ACCOMMODATION COMPRISING

Entrance Hall

With tiled flooring, under stair cloaks cupboard with w/c, wash hand basin, extractor fan and continued tiled flooring.

Lounge

16'0 x 10'10

With tiled flooring, tv point, telephone point and alcove space for stove.

Kitchen

15'02 x 14'3

With tiled flooring, range of eye and low level units with tiling between, 1 1/2 stainless steel sink unit, integrated hob and oven, extractor fan, space and plumbing for dishwasher, space for American style fridge freezer, recess lighting.

French Doors leading to rear garden.

Utility Room

7'0 x 4'9

With range of low level units, space and plumbing for washing machine and tumble dryer, stainless steel sink unit with mixer tap, extractor fan, tiled flooring.

FIRST FLOOR

Bathroom

With tiled flooring, bath with tiled splash back, fully tiled electric walk in shower cubicle, low flush w/c, wash hand basin, recess lighting, shaving point and lighting and extractor fan.

Bedroom 1

15'3 x 11'1

With wooden laminate flooring, TV point.

En-Suite: comprising fully tiled mains walk in shower cubicle, extractor fan, w/c, wash hand basin, recess lighting, shaving point and light.

Bedroom 2

12'3 x 10'6

With wooden laminate flooring and TV point.

SECOND FLOOR

With wooden laminate flooring, access to roof space and walk in storage cupboard.

Bedroom 3

11'0 x 10'9

With wooden laminate flooring and TV point.

Bedroom 4

9'9 x 6'3

With wooden laminate flooring and TV point.

Bedroom 5

19'2 x 10'6

With wooden laminate flooring, TV point.

En-Suite: with tiled flooring, fully tiled walk in mains shower cubicle, wash hand basin with tiled splashback, w/c, shaving point and light, extractor fan.

Shower Room

Suite comprising fully tiled walk in shower cubicle, wc, wash hand basin, extractor fan and tiled floor.

EXTERIOR

Property located overlooking open green area with immediate parking.

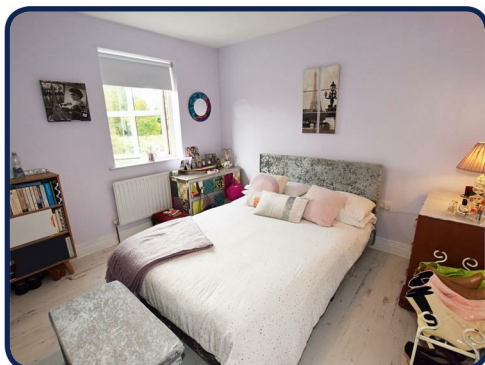
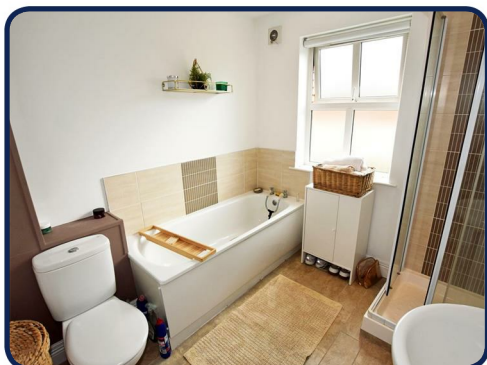
Rear of the property fully enclosed with closed board fencing, garden laid in lawn, patio area with pathway leading to allocated parking area.

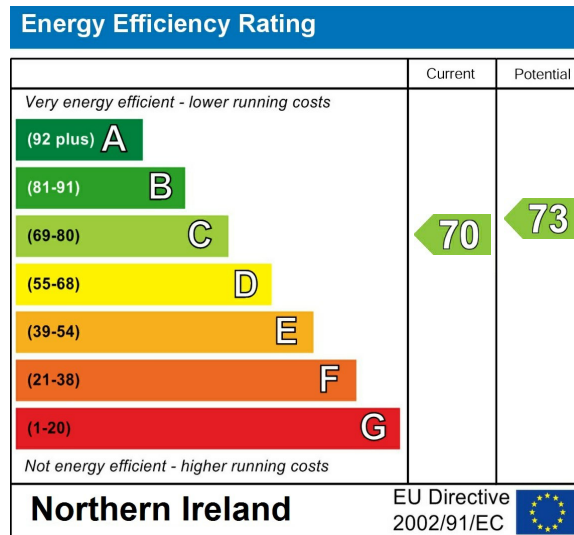
Selection of trees and shrubbery.

Additional Information

Tenure: Assumed Freehold

Estimated Rates: £1,261.79 Per Annum





VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Bensons**
9 Dunmore Street, Coleraine
Tel. 028 703 43677/21133
www.bensonsni.com

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.