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To arrange an initial appointment please contact:

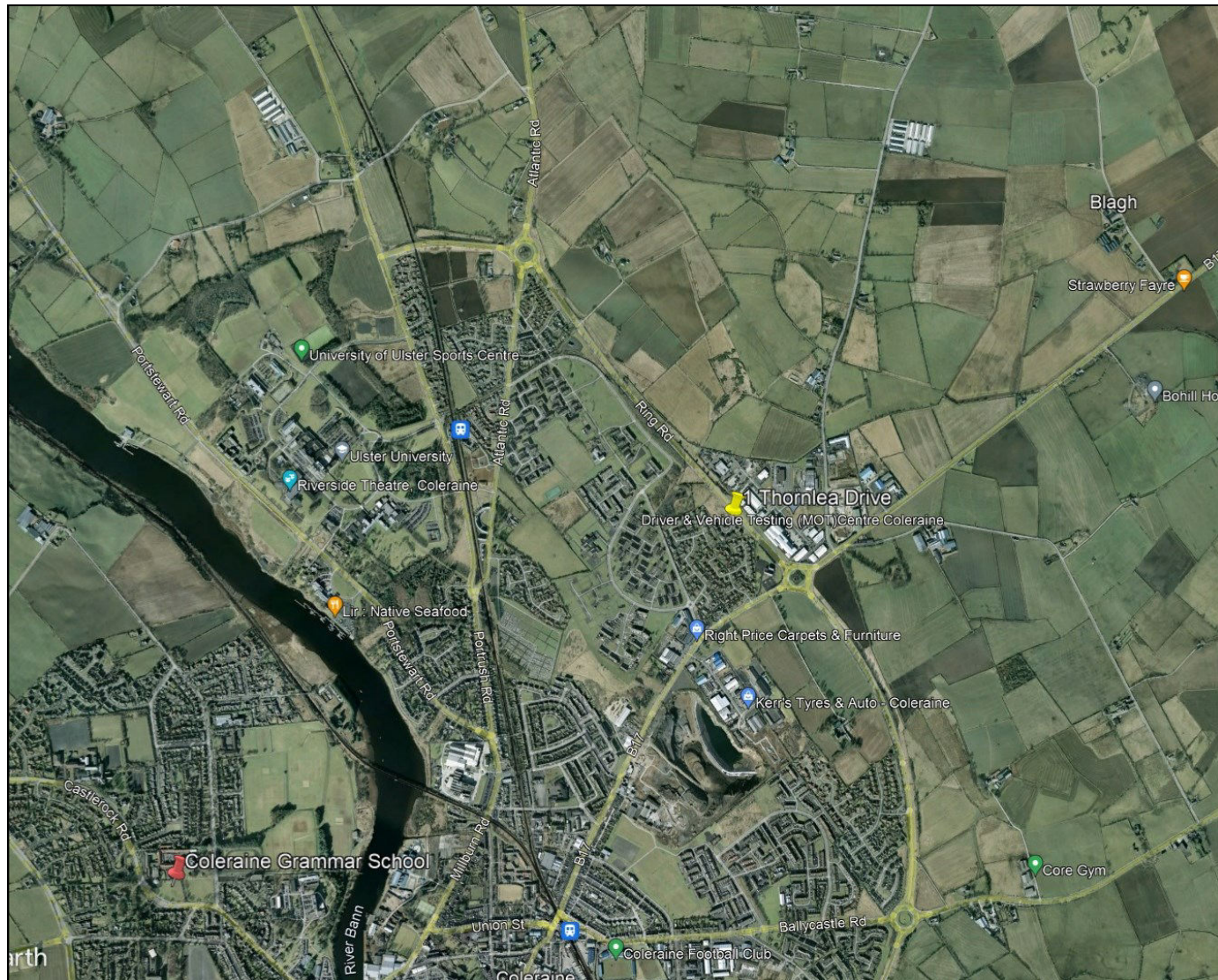
ARMSTRONG GORDON

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		

COLERAINE

1 Thornlea Drive

BT52 1XB

Offers Around £179,950

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028 7083 2000
www.armstronggordon.com

A delightful three bedroom detached family home which is in decent order throughout and extends to approximately 1108 sq ft of living space. Internally the property is both bright and spacious and offers versatile accommodation. Located in a development of family homes, the property offers ideal family accommodation. Externally the property is laid in lawn to front and side and benefits from a generous sized driveway to side. Location wise, the property is situated within close proximity to all the North Coast's top attractions including many blue flag beaches, Giants Causeway, Bushmills Distillery and many fine local restaurants, whilst also providing easy access to the commuter via main arterial routes to Belfast and Londonderry. This is a great opportunity to acquire a family home which will be ready for immediate occupation.

Leaving Coleraine on the Cloyfin Road turn left onto the Ring Road at the Bushmills Road roundabout. Take your first left into Thornlea Drive opposite Lynas Foods and No 1 will be the first property located on your right hand side.

ACCOMMODATION COMPRISES:

Entrance Hall:

6'6 wide with laminate wood floor, under stairs storage unit and tiled floor.

Separate W.C:

With wash hand basin.

Lounge:

With cast iron fire place with oak surround and tiled hearth, wood laminate floor and double doors to kitchen. 17'9 x 10'11



Kitchen/Dining:

With high and low level integrated units with tiling between, integrated stainless steel oven and hob, plumbed for automatic washing machine, space for fridge freezer, drawer banks and tiled floor. 14'5 x 13'0



Utility Room:

With high and low level units, stainless steel sink unit, plumbed for tumble dryer, plumbed for washing machine and tiled floor.

FIRST FLOOR:

Landing:

With hot press and immersion heater.

Bedroom 1:

10'9 x 10'3



Ensuite:

Comprising W.C, wash hand basin, fully tiled walk in shower cubicle and tiled floor.



Bedroom 2:

12'10 x 9'7



Bedroom 3:

13'2 x 11'2



Bathroom:

With white suite comprising W.C, wash hand basin, fully tiled walk in shower cubicle, tiled floor and half tiled walls.



EXTERIOR FEATURES:

Exterior to rear there is a fenced in tarmac garden area and to side there is an additional grass garden area. To other side there is tarmac drive way and grass area.



SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows & Doors
- ** Popular Residential Location
- ** Generous Corner Plot With Gardens On Both Sides
- ** Burglar Alarm
- ** Currently Tenanted Until August 2024 Deriving A Rental Income Of £950.00 PCM

TENURE:

Freehold

CAPITAL VALUE:

£105,000 (Rates: £977.03 p/a)

