



FOR SALE - 21 Highfield Drive, Coleraine
Offers Around - £152,500



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northern real estate
we value property



Accommodation:

Ground Floor:

Entrance Porch: 2.11m x 3.85m
Tiled flooring, painted walls, lighting

Living Room: 3.31m x 4.66m
Wooden flooring, feature wood ceiling with recessed lighting, papered walls, open fire, with red brick fire surround & tiled hearth, lighting, TV & Phone point.

Kitchen: 2.57m x 3.71m
Tiled flooring, tiled walls floor to ceiling, eye & low level units with tiling between, stainless steel sink, integrated hob, oven & extractor fan, integrated fridge/freezer, lighting.

Dining Room: 2.78m x 3.00m
Wooden flooring, panelled walls.

Outside Utility Room: 2.82m x 2.47m
Plumbed for washing machine & tumble dryer, stainless steel sink, electric.

First Floor:

Bedroom 1: 3.41m x 4.26m (to include hot press & storage & slide robes)
Carpet flooring, papered walls, slide robes, lighting.

Bedroom 2: 3.26m x 3.45m (includes slide robe)
Carpet flooring, papered walls, slider obes, lighting.

Bedroom 3: 2.14m x 3.16m (includes storage)
Carpet flooring, papered walls, lighting.

Bathroom: 1.67m x 2.07m
Tiled flooring, fully tiled walls, walk in shower with tri-dent electric shower, white suite to include w/c and sink with cupboard storage below, chrome towel radiator, lighting.

Garage: 3.65m x 5.31m
Houses boiler, electric supply, roller door & pedestrian door.

Description:

3 Bed Semi Detached House with Garage.
Located on the popular Greenmount area of Coleraine which is in close proximity to the town centre, Primary, Secondary & Grammar Schools and other local amenities.

The property is in need of some modernisation. It comprises of a separate living space along with a separate dining and kitchen space. 3 bedrooms are to the first floor along with the bathroom. Secure rear garden with an extensive driveway and side garden.

Early viewing is highly recommended.



External:

Property is approached via a private driveway.

Landscaped gardens to front & side of the property. Enclosed rear garden.

Heating is via Oil Heating.

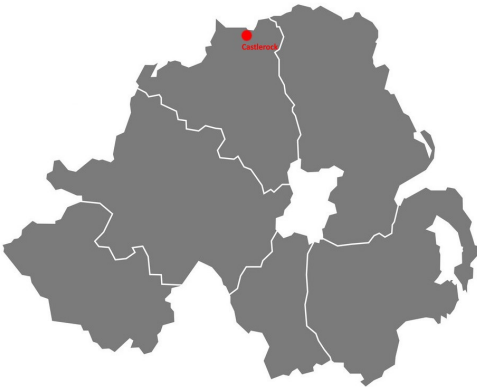
Outside Tap

Double Glazed uPVC Windows & Doors

Approximate annual rates payable as per 2023: £907.24

Tenure: Assumed to be freehold

EPC:



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY

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