



### **Other Features**

- **Oil Fired Heating**
- Hardwood and uPVC **Double Glazed Windows**
- **White Panel Internal Doors**
- **Burglar Alarm System** 
  - **Prime Residential Area**
- **Choice Elevated Corner**

Site

For Further Details and Permission to **View Contact the Selling Agents** 

Sol: M/s Croasdaile Solicitors, 23 New Row, Coleraine, BT52 1AD

Ref: CR4962.MP.090124



-MISREPRESENTATION CLAUSE: Pollock Residential, give notice to anyone who may read these particulars as follows:

- 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
- 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
- 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.

  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.

  Any areas, measurements or distances referred to herein are approximate only.

  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.

  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.
- None of the systems or equipment in the property has been tested by Polock Residential for Year 2000 Compliance and the Purchasers/Lessees must make their own investigations.





## **Coleraine**

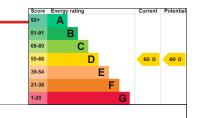
# 5 Osborne Park, BT51 3LU

Set on a choice elevated corner in one of Coleraines' most sought after residential areas, this delightful detached bungalow enjoys a most convenient location on the outskirts of Coleraine Town Centre and is within minutes drive of the main commuter links as well as a short walk from both Primary and Grammar Schools and the nearby countryside. This charming family home offers versatile, well proportioned four bedroom, two plus reception living accommodation and although in need of some modernization is sure to impress. We anticipate a strong market interest for this super property so an early appointment to view is highly recommended

Offers Around: £325,000

**Coleraine Office** 20 New Row Coleraine BT52 1AF

T: 028 7034 2224









**Location:** Leave Coleraine town centre via Waterside and then the Castlerock Road. Proceed along same and take the 1<sup>st</sup> exit (left) at the second mini roundabout onto Kings Road. At the end of Kings Road turn right onto Carthall Road and at the top of same take the 1<sup>st</sup> exit (left on to the Greenhall Highway. Osbourne Park is the 2<sup>nd</sup> exit on the left.

### **Accommodation Comprising:**

### **Entrance Porch**

with recessed lights and tiled floor. Glass panel door and screen to:

**Reception Hall** with coving, centrepiece and points for wall lights

### **Double Cloaks Cupboard**



**Lounge 19'6 x 12'6** with feature mahogany surround fireplace, marble and granite tiled insets and hearth, corner window, centerpiece. coving and dimmer switch









Integral Double Garage 18'3 x 17'2 with up and over door, strip lights and power

Generous mature gardens laid in lawn to front and side with feature Alpine style shrub beds

Private wall and fence enclosed paved garden area to rear

Pavior brick driveway

Outside Lights and Tap

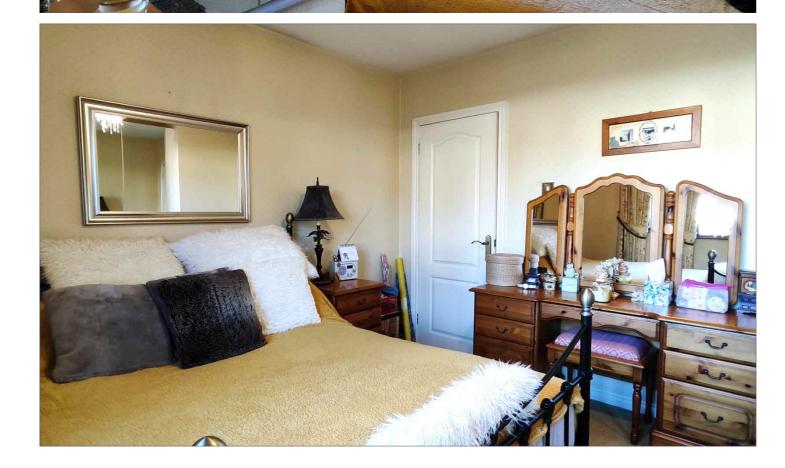






Bedroom (3.) 10'8 x 9'9 with built-in wardrobes (mirrored doors)







Dining/Family Room 11'9 x 11'8 with centrepiece, coving and dimmer switch







### Open Plan L-Shaped Kitchen and Snug Area

Kitchen 20'5 x 9'8 with bowl and half stainless steel sink unit, range of eye and low level units, display cabinets, breakfast bar divider with pelmet over, integrated hob, deep fat fryer, single oven, extractor, integrated fridge, plumbed for dishwasher, tiled between worktops and eye level units, recessed lights







Bedroom (2.) 11'9 x 9'9









Master Bedroom (1.) 12'10 x 10'8 with built-in wardrobes (mirrored doors)

Ensuite comprising WC, wash hand basin, tiled walk-in shower cubicle, RedRing Expressions 500 shower fitting, tiled walls and floor, recessed lights and extractor fan













Snug 12'4 x 11'9
with eyeball lighting and patio doors to rear Garden

Utility Room 13'10 x 6'5
with stainless steel sink unit, low level
units, plumbed for automatic washing
machine, part tiled around the worktops,
recessed lights

Separate WC with wash hand basin, recessed lights and tiled splashback



### Bedroom (4.)/Music Room 10'8 x 9'9

Inner Hall with coving, points for wall lights, recessed lights









Bathroom & WC combined 9'8 x 7'8 with coloured suite, vanity unit, bidet, tiled walk-in shower cubicle, RedRing Plus 8x shower fitting, half tiled walls, recessed lights, extractor fan

Hot Press with Immersion Heater

