



FOR SALE - 45 Bushmills Road, Coleraine  
**£130,000**

4x  1x  1x 

**nre**  
northern real estate  
we value property



# Accommodation:

## Ground Floor:

**Entrance Porch:** 1.09m x 1.19m  
Wooden floor, painted walls, lighting.

**Entrance Hall:** 1.09m x 3.43m  
Wooden floor, painted walls, lighting.

**Storage (in Kitchen):** 0.76m x 1.88m  
In living room

**Living Room:** 3.20m x 7.68m  
Carpet flooring, painted walls, lighting, TV point, brick fireplace with wooden mantle, feature wall lighting.

**Kitchen:** 2.37m x 4.28m  
Lino flooring, painted walls, lighting, eye & low level units with splashback, integrated hob & oven, stainless steel extractor fan, stainless steel sink & drainer, plumbing for washing machine / dishwasher and tumble dryer.

## First Floor:

**Bedroom 1:** 3.47m x 4.65m  
Carpet flooring, painted walls, lighting.

**Bedroom 2:** 2.89m x 4.13m  
Carpet flooring, painted walls, lighting.

**Bathroom:** 2.40m x 2.55m  
Lino flooring, tiled & painted walls, white suite to include w/c, sink and fully tiled walk in shower cubicle with electric shower.

**Hot Press:** 0.70m x 1.58m

## Second Floor:

**Bedroom 3:** 2.44m x 4.65m  
Carpet flooring, painted walls, lighting.

**Bedroom 4:** 2.93m x 3.19m  
Carpet flooring, painted walls, lighting.



## External:

**Garage:** 3.25m x 8.86m

Property approached via an enclosed front garden laid with concrete.

The rear of the property is laid with concrete.

Heating is via Oil Heating and open fire to living room.

uPVC double glazed Windows to the front of the property, single glazed at the rear.

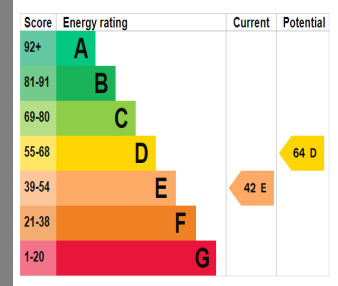
**Approximate annual rates payable as per 2024**  
£837.45

**Tenure:**  
Assumed to be freehold

## Description:

- 4 Bedroom Mid Terrace Property with Garage.
- Located on a central location along the Bushmills Road in Coleraine.
- The property currently comprises an open plan living & dining space with sperate kitchen on the ground floor with 2 bedrooms and a bathroom to the first floor and an additional 2 bedrooms to the second floor.
- The property would be ideally suited to first time buyers or property investors .
- The property benefits from being within close proximity to a number of local Primary & Secondary schools, Train & Bus Station and other local amenities.
- Viewing comes highly recommended by the selling agent.

## EPC:



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