

For Sale

3 Greenmount Crescent, Coleraine, BT51 3QD

Offers Over **£135,000**



Property Overview

- Semi Detached Bungalow
- 3 Bedrooms, 2 Reception Rooms
- Oil fired Central Heating
- Double glazed windows (except Garage)
- Tarmac driveway leading to garage with additional parking to the front
- Excellent first time buyer / retirement home
- Convenient to the Jet Centre Leisure Complex, Supermarkets and Riverside Retail Park
- Ideal for first time buyer / investor buyer
- Rates: The assessment for the year 2024/2025 is £980.40
- EPC Rating - E43

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ENTRANCE HALL:

With telephone point, dado rail, wired for wall lights, Woodgrain uPVC front door with glass side panel.



LOUNGE:

16' 2" x 12' 7" (4.92m x 3.83m) (MAX) wooden surround fireplace, tiled hearth, Woodgrain uPVC double glazed window.

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KITCHEN:

12' 6" x 10' 10" (3.80m x 3.29m) (MAX) With eye and low level units, single drainer stainless steel sink unit, breakfast bar, space for cooker and fridge / freezer, plumbed for washing machine, extractor fan, strip lighting, hot press, laminate flooring. Open to:

DINING AREA / SNUG:

11' 11" x 8' 9" (3.64m x 2.67m) (MAX) With laminate flooring, half panelled walls, wooden double glazed windows. Door to:

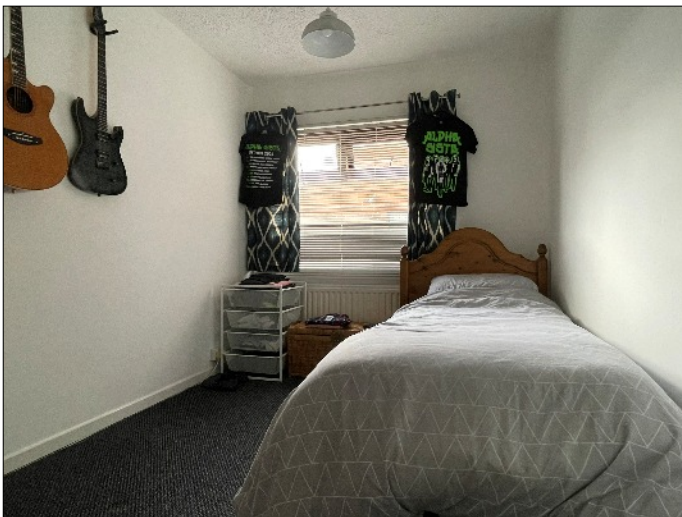
SUN PORCH:

With wooden double glazed windows, Perspex ceiling. Door to Garage and door to rear patio.

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BEDROOM 1:
10' 11" x 10' 10" (3.34m x 3.30m) With wooden double glazed window.



BEDROOM 2:
10' 11" x 10' 10" (3.34m x 3.30m) With wooden double glazed window.

BEDROOM 3:
8' 2" x 7' 10" (2.50m x 2.40m) With Woodgrain double glazed window.

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SHOWER ROOM:

Comprising shower cubicle with Triton electric shower fitting, w.c., wash hand basin set in vanity unit, PVC panelled walls and ceiling, recess lighting, heated towel rail, wooden double glazed window.

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EXTERIOR FEATURES:

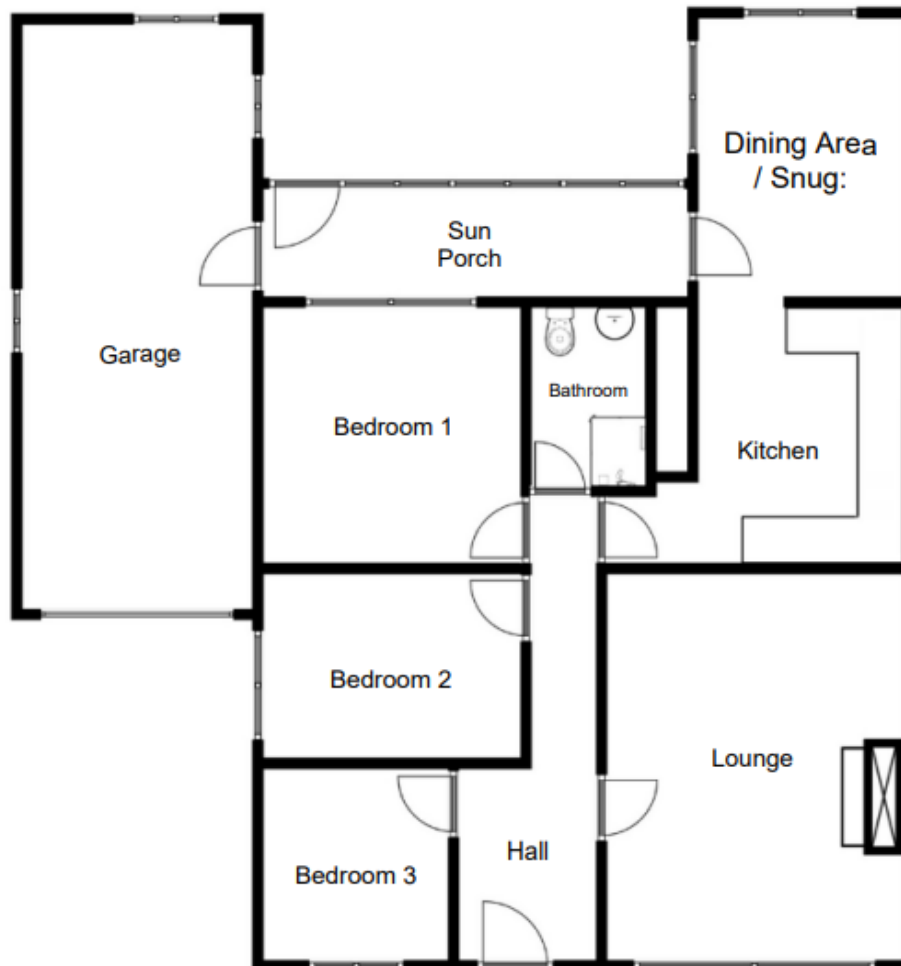
Tarmac driveway to the side leading to Garage, paviour parking to the front with screened bed. Outside lights to the front and over garage. PVC fascia and soffits to the front only. Paved area to the rear enclosed by wall, fencing and hedging. PVC oil tank.

GARAGE:

25' 2" x 9' 10" (7.67m x 2.99m) (MAX) With up and over door, eye and low level cupboards, double drainer stainless steel sink unit, power points, strip lighting, boiler, wooden single glazed window.

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FLOOR PLANS



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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2. 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.
3. 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.
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5. Any areas, measurements or distances referred to herein are approximate only.
6. 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.
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8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

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Property Location:

Turn left of the Dunhill road onto the Greenmount Road, Greenmount Crescent will be the third entrance on the left and number 3 is the second house on your right.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	43 E	
21-38	F		
1-20	G		

Northern Ireland EU Directive 2002/91/EC

Full EPC available on request

OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

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coleraine@mcafeeproperties.co.uk

PROPERTY REFERENCE
 COL0249 230524/JM

OUR OFFICE LOCATION



Google maps



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Think

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