

For Sale

35 Greenhall Manor, Off Greenhall Highway, Coleraine,
Co Londonderry, BT51 3GN

Offers Over **£162,500**



Property Overview

- Semi Detached House
- 3 Bedrooms, 1 Reception Room
- Oil Fired Central Heating
- uPVC double glazed windows and doors
- uPVC fascia, soffits and guttering
- Excellent order throughout
- Convenient to neighbourhood supermarket, Riverside Retail Park and Jet Centre leisure complex
- Within a short distance to both primary and secondary schools
- Rates: The assessment for the year 2024/2025 is £1070.44
- EPC Rating - D58

35 Greenhall Manor, Coleraine BT51 3GN



ENTRANCE HALL:

With telephone point, uPVC glass panel front door, understairs storage with shelving.

35 Greenhall Manor, Coleraine BT51 3GN

LOUNGE:

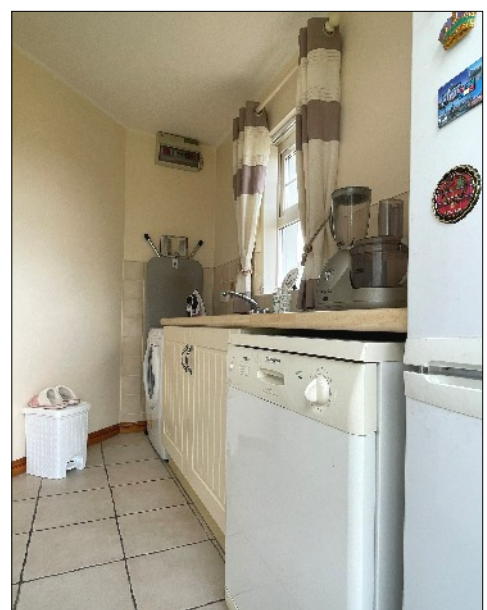
4.93m x 3.7m (16' 2" x 12' 2") (MAX) With pine surround fireplace, cast iron inset and tiled hearth, television point.



35 Greenhall Manor, Coleraine BT51 3GN

KITCHEN / DINING AREA:

4.1m x 3.2m (13' 5" x 10' 6") (MAX) With eye and low level units including breakfast bar, tiled between units, one and a half bowl stainless steel sink unit, space for cooker, stainless steel extractor fan, tiled floor, patio doors to rear garden, glass panel door from hall.



UTILITY ROOM:

3.2m x 1.44m (10' 6" x 4' 9") (MAX) With low level units, single drainer stainless steel sink unit, tiled above worktop, plumbed for dishwasher and washing machine, space for fridge / freezer, tiled floor, uPVC glass panel rear door.

35 Greenhall Manor, Coleraine BT51 3GN

FIRST FLOOR:

LANDING:

With access to roof space, hot press.



BEDROOM 1:

12' 6" x 9' 10" (3.82m x 3.00m) (MAX)

EN-SUITE:

Comprising shower cubicle with Mira electric shower fitting, wash hand basin, w.c., fully tiled walls, extractor fan.

35 Greenhall Manor, Coleraine BT51 3GN



BEDROOM 2:
11' 9" x 11' 7" (3.59m x 3.53m) (MAX) With built in mirrored sliderobes.



BEDROOM 3:
8' 10" x 9' 3" (2.69m x 2.81m) (MAX) With built in shelved storage.

35 Greenhall Manor, Coleraine BT51 3GN



BATHROOM:

Comprising panel bath with telephone hand shower, wash hand basin set in vanity unit, w.c., shower cubicle with Heatstore electric shower fitting, tiled floor, fully tiled walls, extractor fan.

35 Greenhall Manor, Coleraine BT51 3GN

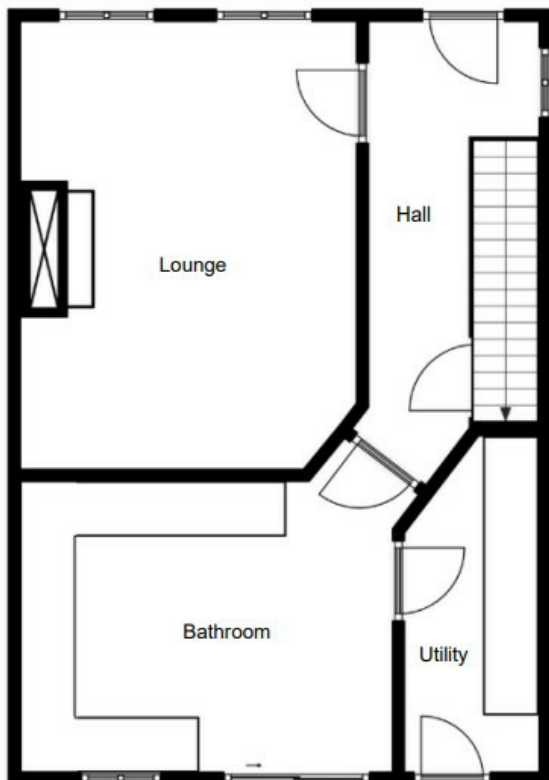


EXTERIOR FEATURES:

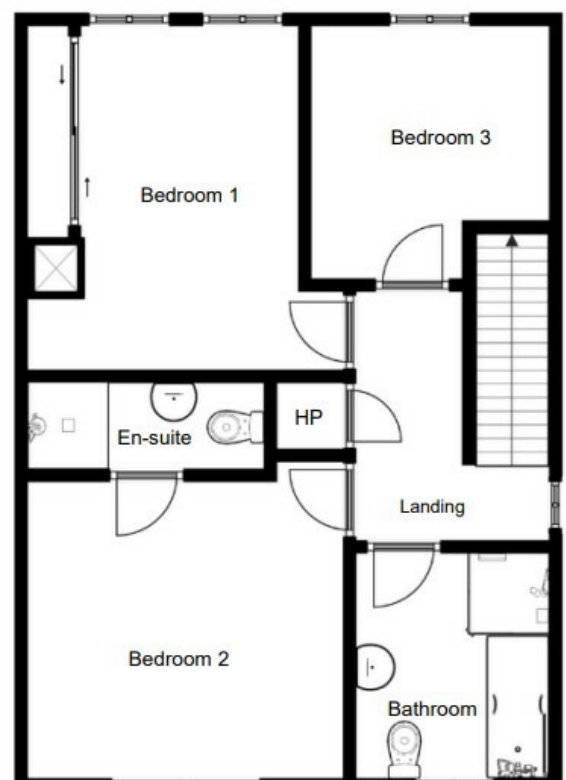
Garden laid in lawn to front with screened shrub bed. Tarmac driveway with vehicular gates. Garden laid in lawn to rear enclosed by fencing with screened bed. Raised decking with low level and pillar lighting. Wooden garden shed with electricity (exterior measurement 4.26 x 3.14). Outside light to front and sensor light to rear. PVC oil tank. Boiler House.

35 Greenhall Manor, Coleraine BT51 3GN

FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

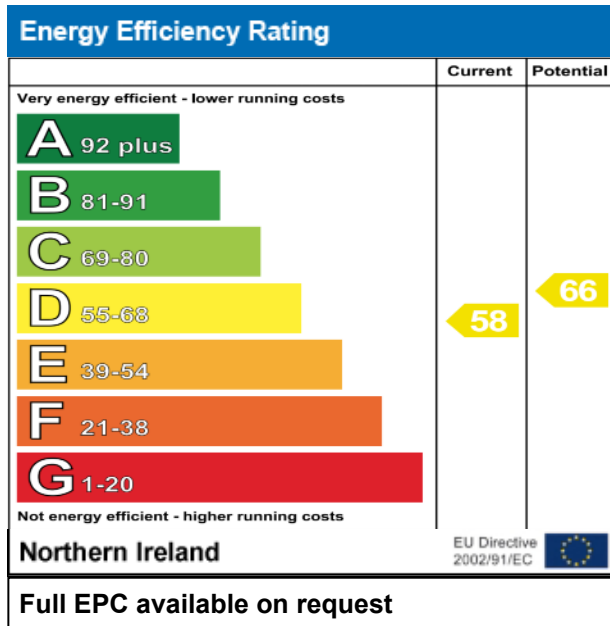
For illustrative purposes only. Not to scale.

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.

MISREPRESENTATION CLAUSE: McAfee Sales, give notice to anyone who may read these particulars as follows:

1. 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 offer or contract.
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.
4. 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.
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.
7. 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.
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.

35 Greenhall Manor, Coleraine BT51 3GN



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

www.mcafeeproperties.co.uk
coleraine@mcafeeproperties.co.uk

PROPERTY REFERENCE
 COL0257 140624/JM

OUR OFFICE LOCATION



Think

FINANCIAL SERVICES

by Clare

- Residential Mortgages
- Re-mortgages
- Self Build Mortgages
- Buy To Let Mortgages
- Holiday Let Mortgages
- Life Cover
- Critical Illness Cover
- Income Protection
- Buildings & Contents Cover
- Landlord Insurance

Contact Clare on 028 7032 8222 / 07739 707 078

Think Financial Services is an Appointed Representative of PRIMIS Mortgage Network. PRIMIS Mortgage Network is a trading name of First Complete Ltd which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.