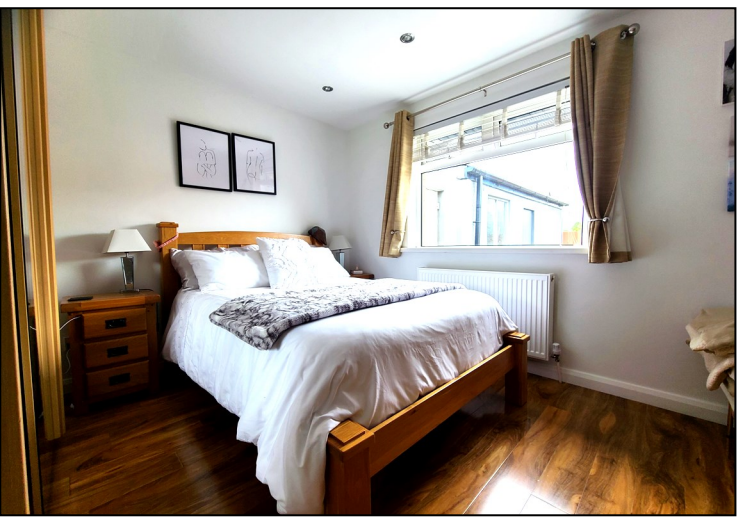




FOR SALE - 94 Avonbrook Gardens, Coleraine
Offers Over - £170,000

3x  1x  1x 

nre
northern real estate
we value property



Accommodation:

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Entrance Hall: 1.51m x 5.55m
Tiled floors, painted walls, panelling to bottom, lighting, phone point.

Cloakroom: 0.66m x 0.94m
Tiled floors, painted walls.

Living Room: 4.12m x 4.59m
Wooden floors, painted walls, lighting, TV point, granite fire place with cast iron insert, tiled hearth, double doors to kitchen.

Kitchen & Dining: 3.14m x 4.11m
Tiled floors, painted walls, recessed lighting, eye & low level units with tiling between, integrated hob & oven, stainless steel sink & drainer (1.5 bowl), vertical radiator.

Utility Room: 1.68m x 2.77m
Tiled floors, painted walls, lighting, low level units, plumbing for washing machine and tumble dryer.

First Floor:

Bedroom 1: 3.35m x 3.56m
Carpet, painted walls, lighting.

Bedroom 2: 3.18m x 3.58m
Wooden flooring, painted walls, recessed lighting, slide robes.

Bedroom 3: 2.49m x 3.17m
Wooden flooring, painted walls, lighting, slide robes.

Bathroom: 2.05m x 2.54m
Tiled floors, fully tiled walls, recessed lighting, white suite to include w/c, sink, corner bath with mixer tap, walk in shower cubicle with mains shower, chrome towel radiator.

Hot Press: 0.55m x 0.90m

Description:

- 3 Bedroom Semi - Detached Bungalow with Detached Garage & Enclosed Rear Garden.
- Located in the popular Avonbrook Gardens Development in Coleraine which has easy access on to the main commuting network linking Belfast & Londonderry and also walking distance to the town centre, primary and nursery school's and the Causeway Hospital.
- The property comprises of a separate living room, dual kitchen & dining area, bathroom with 3 no bedrooms.
- The property is suited to a number of potential purchasers such as first time buyers, property investors or to people wishing to downsize.
- Viewing comes highly recommended and strictly by appointment through the selling agent.



External:

Outside:

Garage: 3.35m x 5.47m
Concrete floor, lighting, roller door, electric point.

Exterior:

The front of the property is approached via concrete path leading from tarmac driveway.

Heating is via oil.

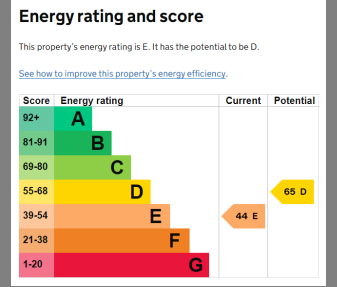
uPVC Double Glazed Windows and door.

The rear of the property is enclosed and laid with decorative paving and lawn.

Approximate annual rates payable as per 2024:
£1078.44

Tenure:
Assumed to be freehold but may be leasehold

EPC:



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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.

