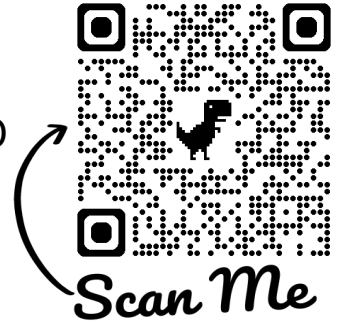


**For Sale**

26 Buskin Way, Off Laurel Hill Road, Coleraine, BT51 3BD

Offers Around **£150,000**



**Property Overview**

- Semi Detached House
- 3 Bedrooms, 2 Reception Rooms
- Oil fired central heating
- uPVC double glazed windows
- uPVC fascia, soffits and downpipes
- Generous enclosed garden to the rear
- Convenient to Primary school, Riverside retail park and Jet Centre entertainment complex and neighbourhood convenience store
- Close to neighbourhood community centre and recreational play area
- EPC Rating - D55

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**Entrance Porch:**

With telephone point, access to understairs storage.

**Cloakroom:**

Comprising wash hand basin and separate w.c..

**Lounge:**

4.3 x 3.26 (MAX) with bay window, open fireplace with tiled surround and hearth, telephone point.



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**Family Room:**

4.26 x 3.77 (MAX) with bay window, open fireplace with wooden surround, tiled inset and hearth, wired for wall lights.



**Kitchen:**

3.02 x 2.54 with eye and low level units, tiled between units, single basin stainless steel sink unit with drainer, Belling electric hob, stainless steel extractor fan, Beko oven, space for under counter fridge, space for washing machine, door to rear garden.



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## FIRST FLOOR

### Landing:

With hot press and access to roof space.

### Bedroom 1:

4.1 x 3.07 (MAX) with built in sliderobes and build in storage cupboard.



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**Bedroom 2:**

3.24 x 3.02 (MAX) with build in sliderobes.



**Bedroom 3:**

3.07 x 2.59



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**Bathroom:**

Comprising w.c. and wash hand basin, half tiled walls, panel bath with tiling around, access to storage room.



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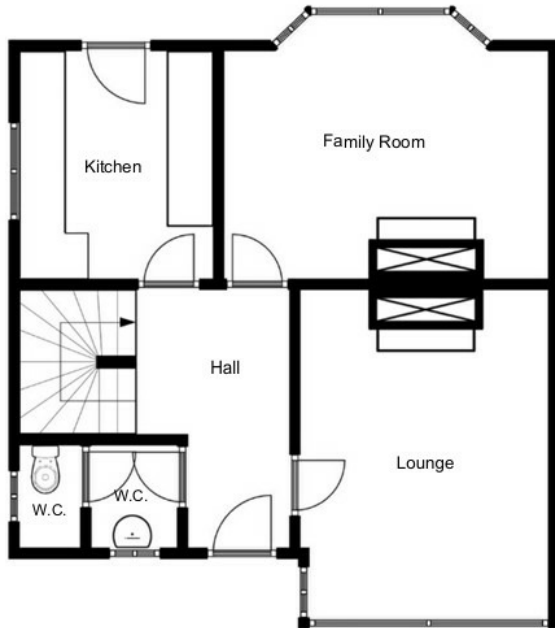
#### **EXTERIOR FEATURES**

Expansive corner site, front garden is laid in lawn with paved pathway leading to front door, assortment of bushes and plants. Tarmac Driveway to side leading to garage and garden area laid in lawn to side with mature trees and shrub. The rear garden laid in lawn is enclosed by an arrangement of mature trees, bushes and shrubs. Pedestrian gate from the driveway and pathway leading to the boiler house. uPVC oil tank. Outside water tap.

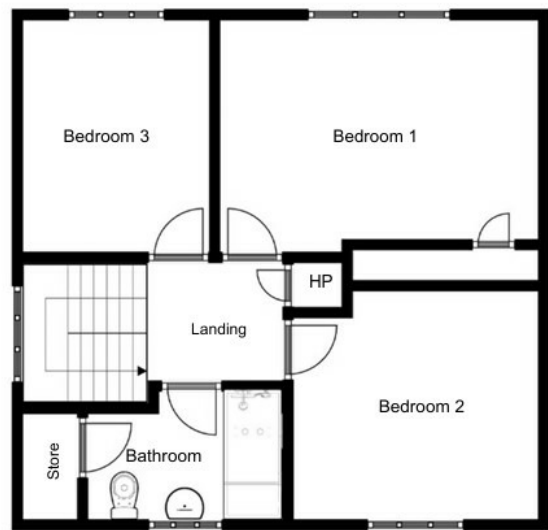


26 Buskin Way, Off Laurel Hill Road, Coleraine, BT51 3BD

## FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

**For illustrative purposes only. Not to scale.**

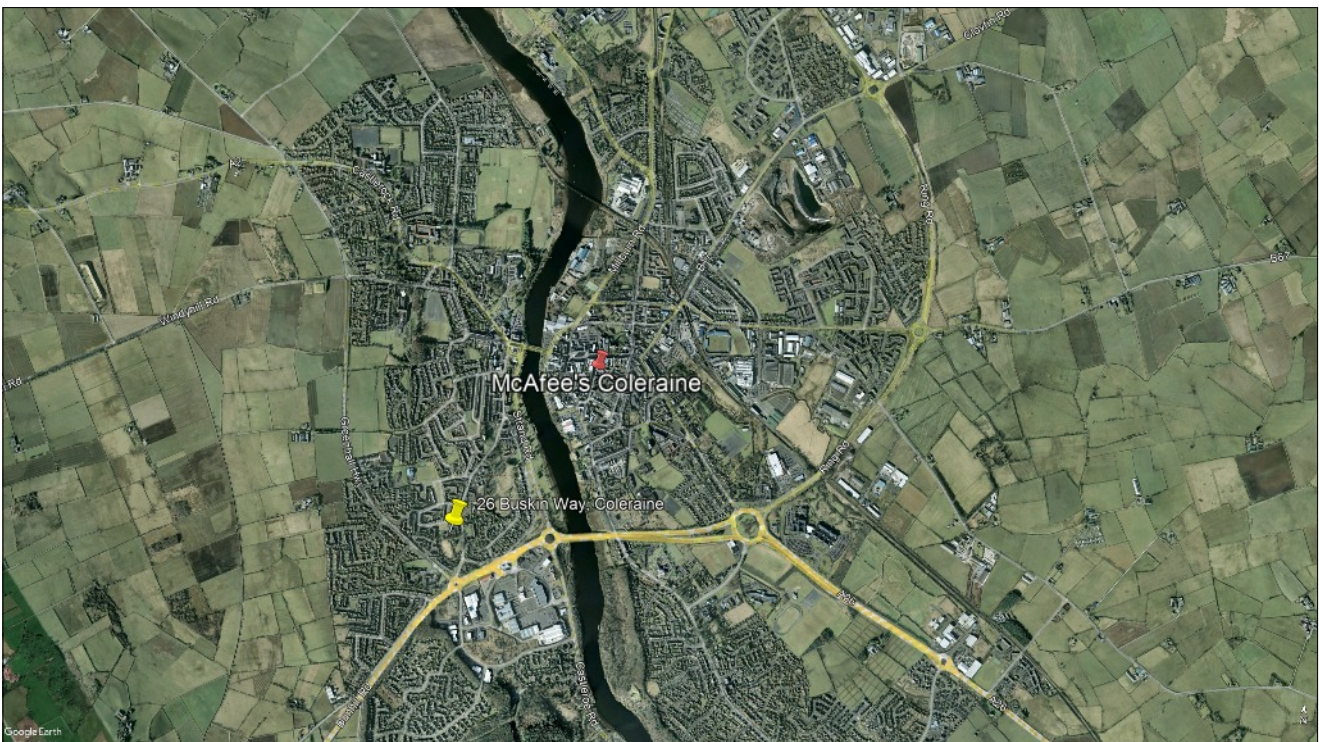
**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

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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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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.



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**LOCATION:**

Travel along Laurel Hill Road from the Greenmount roundabout take the first turning on the left onto Laurel Mount Road, then take the first left into Buskin Way and Number 26 is situated straight ahead on a corner site.

- Rates: The assessment for the year 2024/2025: £857.85
- Tenure: Freehold

26 Buskin Way, Off Laurel Hill Road, Coleraine, BT51 3BD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<b>A</b>	92-100		
<b>B</b>	81-91		
<b>C</b>	69-80		
<b>D</b>	55-68	55	59
<b>E</b>	39-54		
<b>F</b>	21-38		
<b>G</b>	1-20		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC 	
<b>Full EPC available on request</b>			

### 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](http://www.mcafeeproperties.co.uk)  
[coleraine@mcafeeproperties.co.uk](mailto:coleraine@mcafeeproperties.co.uk)

PROPERTY REFERENCE  
 COL0271 250924/AM

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**mrafee**

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 Coleraine  
 BT52 1AF



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