

A helping hand with
owning your home



Coleraine

16 Gransden Court, BT52 1ZF

Nestling on a mature site in one of Coleraine's most sought after residential areas, this superb detached house offers versatile, well planned four bedroom, one plus reception, living accommodation and has been recently refurbished to include, a new Kitchen, Sanitary-ware, Heating system, fascia, soffits & down pipes, re-wiring and Internal Doors. Within easy driving distance of the Coleraine Town and the main Commuter Links to Belfast and the Causeway Coast, this charming home will have an appeal across the home buying spectrum and is sure to attract a more than keen market interest. An early appointment to view is therefore most strongly Recommended !

Asking Price: £265,000

Coleraine Office
20 New Row
Coleraine BT52 1AF

T : 028 7034 2224

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	68 D
39-54	E		
21-38	F		
1-20	G		

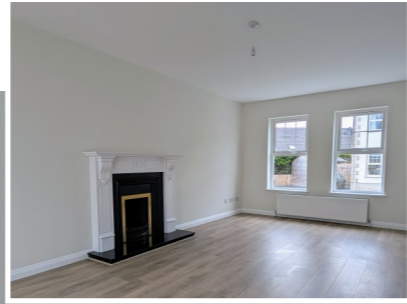
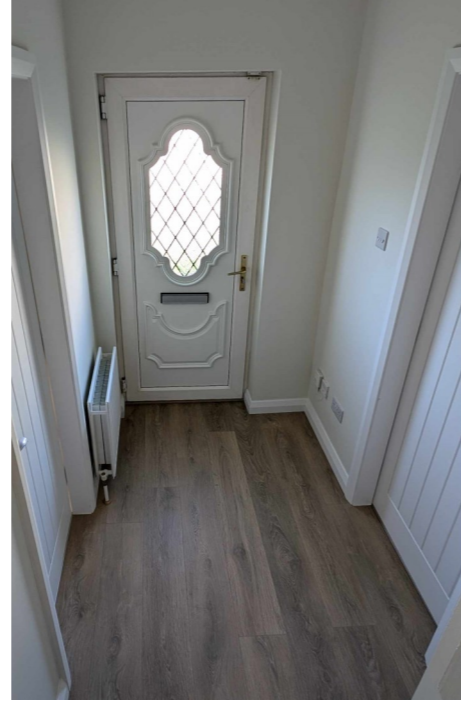


Location: Leave Coleraine Town Centre via the Lodge Road and take the 2nd exit at the roundabout on to the Dual carriageway, proceed along same to the Wattstown Roundabout and take the 3rd exit on to the Knocklynn Road. Take the 3rd exit on the right into Gransden Park the 2nd left into Gransden Court

Accommodation Comprising:

Entrance Hall
with laminated flooring

Lounge 19'11 x 11'4
with feature wooden surround open fireplace, slate inset, granite hearth and laminated wooden flooring. French Doors to rear Garden



Other Features

- *Oil Fired Heating
- *uPVC Double Glazed Windows
- *New uPVC Fascia and Soffits
- *uPVC External Doors
- *White Flush Panel Internal Doors
- *Recently Re-Furbished

For Further Details and Permission to View Contact Selling Agents

Sol: TBC

Ref: CR5002.MP.020924



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Exterior Features

Garden laid in lawn to front with feature shrub bed

Fence enclosed garden in lawn to rear with brick patio and paved BBQ areas

Outside Lights and Tap

Tarmac Driveway and Parking Area



Open Plan Kitchen/Dining 20'0 x 11'6
with bowl and half stainless steel sink unity, range of Shaker style eye and low level units, concealed lighting, larder unit, saucepan drawers, Indesit hob and single oven, extractor, integrated fridge-freezer and dishwasher, Centre Island with storage and power points under, storage under stairs, recessed lights, tiled between worktops and eye level units, laminated wooden flooring





Utility Room 6'9 x 6'5
with stainless steel sink unit, low level units, plumbed for automatic washing machine, space for tumble dryer, part tiled around worktops, laminated wooden flooring

Separate WC
with wash hand basin and extractor



Bedroom (4.) 10'5 x 6'9
with TV and telephone points





Bedroom (3.) 9'9 x 8'1



First Floor

Landing

Hot Press with Immersion Heater

Bathroom & WC combined 8'0 x 6'10
with RedRing Glow shower over Bath,
shower screen, heated towel radiator,
extractor fan, half tiled walls (fully around
bath)





Master Bedroom 12'1 x 11'4
wit TV and telephone points

Ensuite comprising WC, wash hand basin, tiled walk-in shower cubicle, Mira mains shower fitting, heated towel radiator, extractor fan, tiled walls



Bedroom (2.) 11'1 x 8'11

