

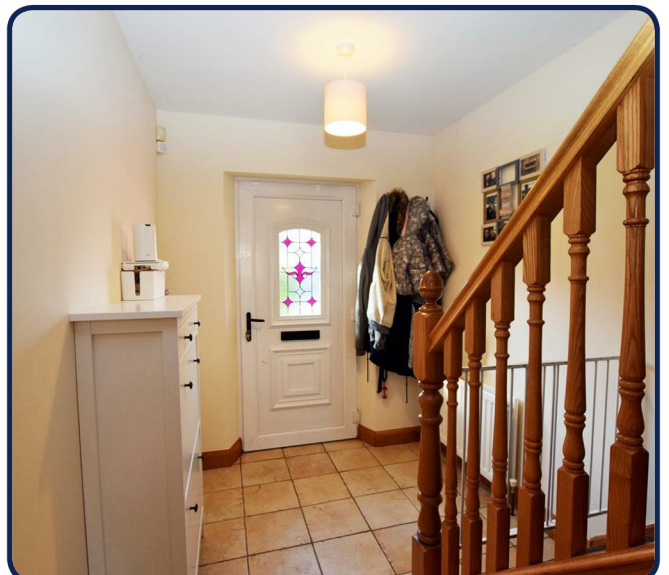
Offers over
£299,950



7 Knockbracken Walk, Coleraine, BT52 1XP



- 4 Bedroom (1 En-suite), 2 Reception Detached House With Integral Garage
- Oil Fired Central Heating
- uPVC Double Glazed Windows
- uPVC Fascia & Soffits
- Close Distance to Coleraine Town Centre, Causeway Hospital, Mountsandel Forest, Schools, Ulster University & All Other Amenities
- Portrush, Portstewart & All Major North Coast Attractions Within Commuting Distance
- Conveniently Located To The A26 Leading To Belfast / L/Derry



DESCRIPTION

This excellent detached home offering spacious well laid out accommodation comprising 4 bedrooms 1 with en-suite and 2 reception rooms. This family home will have wide appeal on the open market with families wanting to set up home in convenient setting. Located within a short drive to Coleraine town centre with primary and secondary schools, Ulster University, Causeway Hospital and all main arterial routes. Also located within short commuting distance to Portrush & Portstewart with beaches and golf courses and all other major North Coast attractions.

Entrance Hall

With telephone point, tiled flooring. Cloakroom with wc and wash hand basin, extractor fan and tiled flooring.

Lounge

16'2 x 12'6

With wooden surround fireplace, laminate wooden floor, telephone point.

Family / Dining Room

17'0 x 9'3

With laminate wooden flooring, French doors to rear.

Kitchen

17'1 x 10'0

With fully fitted extensive range of eye and low level units with under lighting, integrated hob and oven with extractor fan, integrated fridge and freezer, integrated dishwasher, one and a half bowl sink unit, glass display cabinet, recessed lighting, tiled floor.

Utility Room

10'5 x 6'6

With stainless steel sink unit, low level unit, plumbed for washing machine, space for tumble dryer, storage cupboard, tiled floor.

Integral Garage

19'3 x 12'9

With up and over door, light.

First Floor Landing

With hotpress and access to roofspace.

Bedroom 1

20'6 x 12'11

With walk in wardrobe. En-suite with fully tiled walk in shower cubicle, wc, wash hand basin, extractor fan, half tiled walls, tiled flooring.

Bedroom 2

16'2 x 9'0

Bedroom 3

13'3 x 11'6

Bedroom 4

13'3 x 10'2 to widest points

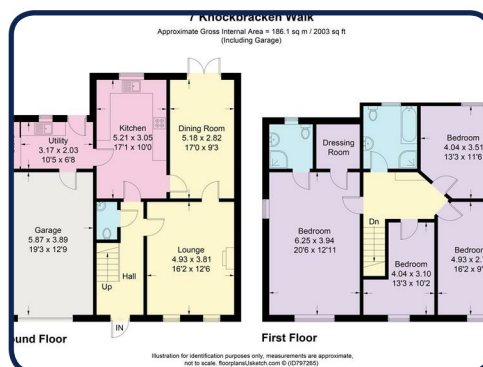
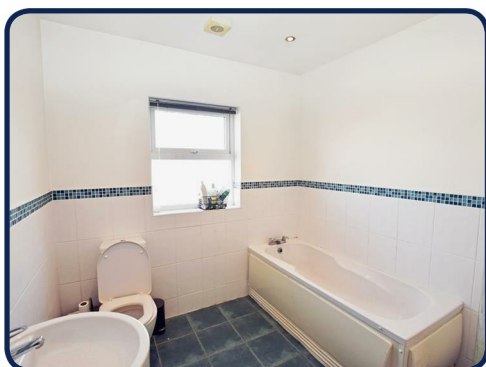
Bathroom

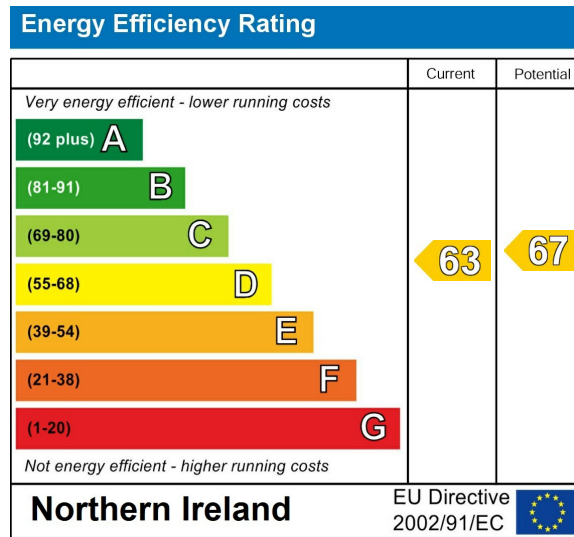
With fully tiled walk in shower cubicle, bath, wc, wash hand basin, extractor fan, recessed lights, half tiled walls, tiled floor.

EXTERIOR FEATURES

Property approached by a tarmac driveway, garden to front laid in lawn. Enclosed garden to rear laid in lawn with paved patio area. Outside light and tap.

Estimated Domestic Rates Bill £1,666.68. Tenure To Be Confirmed.





VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Bensons**
9 Dunmore Street, Coleraine
Tel. 028 703 43677/21133
www.bensonsni.com

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.