

**Exterior Features**

**Boiler House**

**Utility Store 8'1 x 6'1**  
with eye and low level units, light and power

Fence enclosed garden to rear, part in lawn part in coloured stone, raised decked area

Garden to front in lawn in coloured stone

Outside Lights and Tap

**Other Features**

- Oil Fired Heating
- uPVC Double Glazed Windows
- uPVC External Doors
- uPVC Fascia

**For Further Details and Permission to View Contact Selling Agents**

**Sol: M/s McCallum O'Kane Sols. 8 Blindgate Street Coleraine, BT52 1EZ**

**Ref: CR5010.CP.171024**



**Coleraine**  
**21 Rosemary Place, BT52 2AT**

Set in a popular residential area on the outskirts of Coleraine Town, this delightful semi-detached home has been carefully modernized and refurbished by the current owners and offers versatile, well proportioned three bedroom, one plus living accommodation. Sure to impress and within walking distance of the Town Centre and the main Railway and Bus Station No. 21 will have particular appeal to the First Time and Investor Buyer and will cause a real stir in the local market. An early appointment to view is highly recommended.

**Offers Over: £119,950**

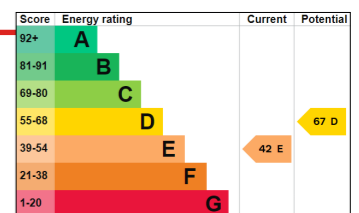
**Coleraine Office**  
20 New Row  
Coleraine BT52 1AF

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[www.pollockresidential.com](http://www.pollockresidential.com)

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**Location:** From the Town Centre drive to the top of Union Street staying in the left hand lane and at the top of same turn left on to the Bushmills Road. Proceed along same and take the 2<sup>nd</sup> turn off on the left (opposite the Garage) into Maple Drive and Rosemary Place is 1<sup>st</sup> turn on the right

**Accommodation  
Comprising:**

**Entrance Hall**  
with open storage under stairs and tiled floor

**Open Plan Lounge/Dining 21'9 x 12'0**  
with coving and laminated wooden flooring. Glass panel door to Hall



**Bedroom (3.) 9'8 (6'5 min) x 8'8**





**Bedroom (2.) 10'0 x 9'10**  
With double built-in wardrobe

**Hot Press**



**Kitchen 9'0 x 7'1**  
With bowl and half stainless steel sink unit, range of eye and low level units, larder unit, hob, under oven, extractor, brushed steel splashback, plumbed for automatic washing machine, part tiled around work tops, tiled floor. Glass panel door to **Hall**





**First Floor**

**Landing**

**Bathroom & WC combined 6'4 x 5'4**

with wash hand basin, Triton Enrich shower fitting over bath, shower screen, tiled walls and floor



**Bedroom (1.) 11'6 x 8'10 (plus door recess)**  
with built-in storage

