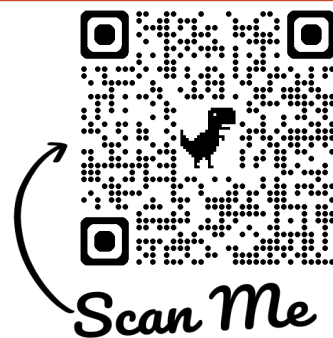


## For Sale

100A Brook Street, Coleraine BT52 1QE

Offers Over **£135,000**



### Property Overview

- Detached bungalow with integral garage
- 3 Bedrooms, 1 Reception Room
- Gas heating
- Within a few minutes walking distance to Coleraine town centre
- Woodgrain uPVC double glazed windows
- Timber framed
- uPVC fascia, soffits and guttering
- EPC Rating - D63

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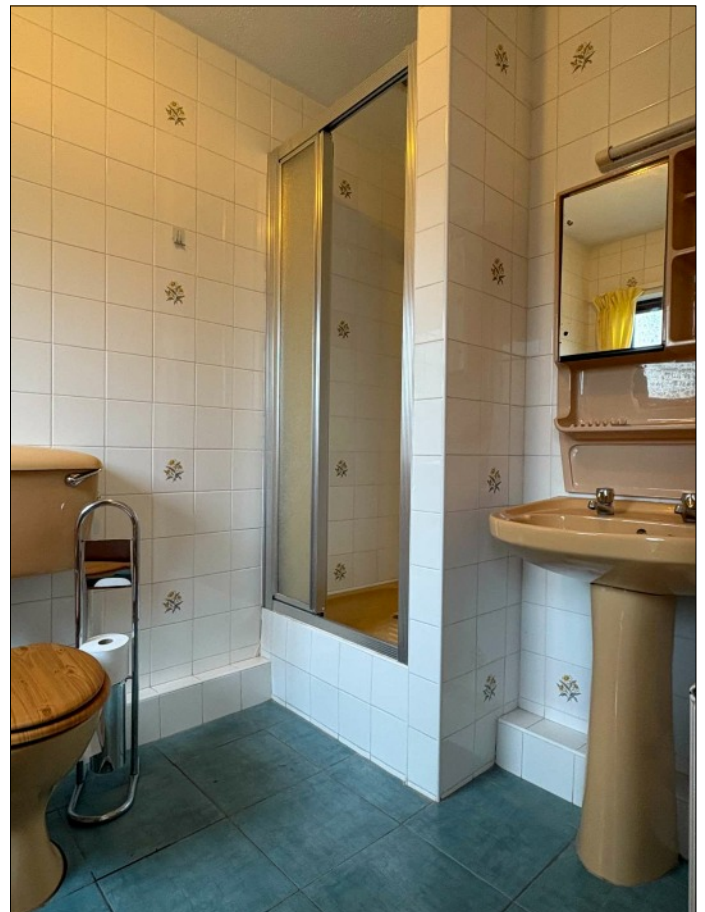


**Entrance Porch:**

With mahogany glass panel door and side panels leading to inner hall.

**Bathroom:**

Coloured suite comprising panel bath with telephone hand shower, w.c., wash hand basin, raised shower cubicle with Creda electric shower fitting, fully tiled walls, tiled floor, wall light with shaver point.



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**Inner Hall:**

With linen cupboard, access to roof space.

**Lounge:**

5m x 3.3m (16' 5" x 10' 10") with fireplace, television and telephone points, sliding glass panel doors to:



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**Kitchen / Dining Area:**

5.3m x 3.1m (17' 5" x 10' 2") with oak eye and low level units, tiled between units, single drainer stainless steel sink unit, plumbed for washing machine, space for cooker and fridge, tiled floor in kitchen area, extractor fan.



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**Bedroom 1:**

3.7m x 3.1m (12' 2" x 10' 2")



**Bedroom 2:**

3.6m x 2.7m (11' 10" x 8' 10")



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**Bedroom 3:**

3.1m x 2.7m (10' 2" x 8' 10")



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### EXTERIOR FEATURES

Tarmac driveway and path. Vehicular gates. Large raised screened bed to front enclosed by small wall with shrubs. Pedestrian gate to side. Tarmac area to rear enclosed by fence and wall. Flower and shrub bed to rear. Water tap to rear. Outside light to rear. Wooden garden shed. Greenhouse accessed via rear kitchen door with tiled step and base.



### Garage:

4.8m x 2.6m (15' 9" x 8' 6") (max) with up and over door, gas boiler, strip lighting, power points.

## FLOOR PLANS



**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.**

MISREPRESENTATION CLAUSE: McAfee Sales, give notice to anyone who may read these particulars as follows:

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.
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:**

Travelling up Union Street, at the traffic lights turn left onto Brook Street. No. 100A is located on the left hand side.

- Rates:                   The assessment for the year 2024/2025: £1127.46
- Tenure:

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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	63	65
<b>E</b>	39-54		
<b>F</b>	21-38		
<b>G</b>	1-20		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	
Full EPC available on request			

### 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  
 COL0281 071124/MH

### OUR OFFICE LOCATION



Google maps



# Think

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- Holiday Let Mortgages
- Life Cover
- Critical Illness Cover
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- Buildings & Contents Cover
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