

For Sale

29 Churchlands Road, Coleraine BT51 3ER

Offers Over **£100,000**



Property Overview

- Mid Terrace House
- 4 Bedrooms, 1 Reception Room
- Oil heating
- Woodgrain uPVC double glazed windows
- uPVC fascia, soffits and guttering
- Convenient to Primary school, Riverside retail park and Jet Centre entertainment complex and neighbourhood convenience store
- EPC Rating - F27

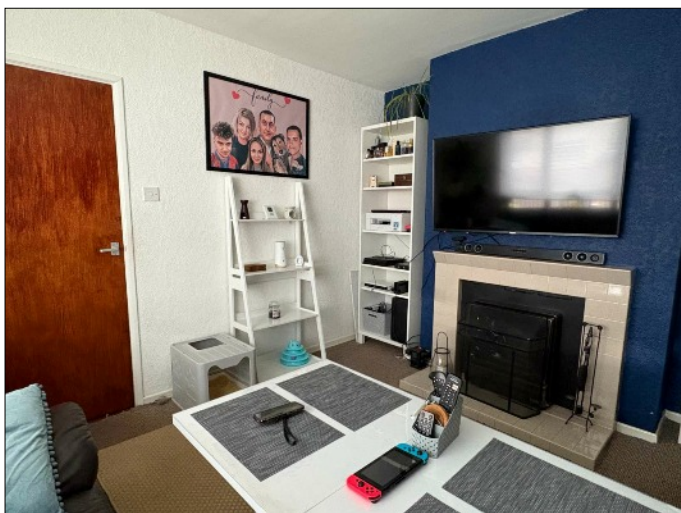
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Entrance Hall:

With Woodgrain uPVC glass panel front door and glass side panel, wooden effect flooring.

Lounge:

3.9m x 3.83m (12' 10" x 12' 7") With tiled fireplace.



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Kitchen / Dining Area:

5.76m x 3.19m (18' 11" x 10' 6") (Max) with eye and low level units, part tiled walls, double drainer stainless steel sink unit, space for cooker, plumbed for washing machine, strip lighting, space for fridge / freezer, under stair storage, Woodgrain uPVC glass panel rear door.



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FIRST FLOOR

Landing:

With access to roof space.

Bedroom 1:

3.97m x 3.79m (13' 0" x 12' 5") (Max) with 1 double and 1 single built-in wardrobe.



Bedroom 2:

3.97m x 3.48m (13' 0" x 11' 5") (Max) with 1 single built-in wardrobe and storage cupboard.



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Bedroom 3:
3.2m x 2.07m (10' 6" x 6' 9")

Bedroom 4:
2.84m x 2.3m (9' 4" x 7' 7")

Bathroom:

Comprising panel bath with telephone hand shower over, wash hand basin, PVC half panelled walls around amenities. Coloured suite.

Separate w.c.:

Comprising coloured w.c., half tiled walls.



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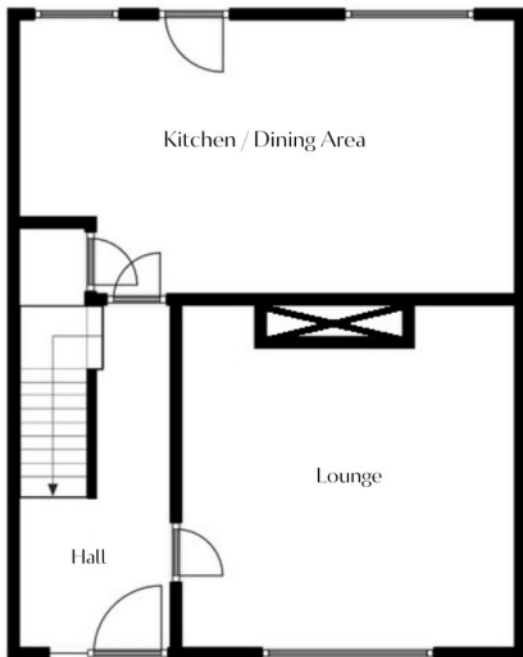
EXTERIOR FEATURES

Garden laid in lawn to front with flower beds, enclosed by small fence with pedestrian gate and pathway to front door. Garden laid in lawn to rear enclosed by fencing and hedging. PVC oil tank. Outside light to rear. Pedestrian gate to shared laneway. Fuel store. Garden store with built-in storage and boiler.



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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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LOCATION:

At Dunhill Road roundabout take the exit onto Laurelhill Road. Continue along to the mini roundabout and turn left. Take the first on the right onto Drumard Drive, continue along and Churchlands Road is on the left and Number 29 is situated on the right hand side.

- Rates: The assessment for the year 2024/2025: £710.79
- Tenure: Freehold

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		46
F	21-38	27	
G	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
coleraine@mcafeeproperties.co.uk

PROPERTY REFERENCE
 COL0282 071124/MH

OUR OFFICE LOCATION



Google maps



Think

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