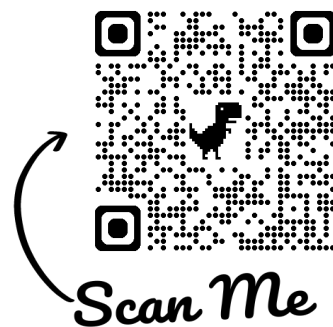


For Sale

59 Westbourne Crescent, Coleraine BT51 3HQ

Offers Over **£85,000**



Property Overview

- End Terrace House
- 3 Bedrooms, 1 Reception Room
- Gas heating
- Partial uPVC double glazed windows
- Off street parking to the front
- In need of modernisation
- Ideal first time buyer or investor property
- EPC Rating - D66

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Entrance Hall:

With staircase leading to first floor.

Lounge:

4.5m x 3.2m (14' 9" x 10' 6")

(max) With box window, wooden single glazed window. Door to:

Kitchen/Dining Area:

5.8m x 3.1m (19' 0" x 10' 2") (max) With eye and low level units, double drainer stainless steel sink unit, tiled between units, under stairs storage, wooden single glazed window.

FIRST FLOOR

Landing:

With access to roof space.

Bedroom (1):

3.9m x 2.6m (12' 10" x 8' 6") (max) With built-in wardrobe, wooden effect flooring, uPVC double glazed window.

Bedroom (2):

3.2m x 2.8m (10' 6" x 9' 2") (max) With storage cupboard housing gas boiler, wooden single glazed window.

Bedroom (3):

3m x 2.2m (9' 10" x 7' 3") (max) With built-in wardrobe, uPVC double glazed window.

Bathroom:

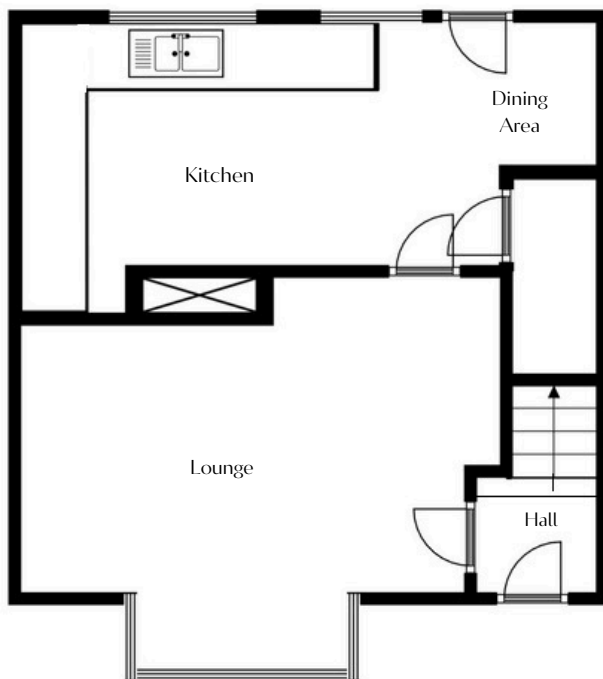
With panel bath, wash hand basin, w.c., panelled ceiling, uPVC double glazed window.

Exterior Features

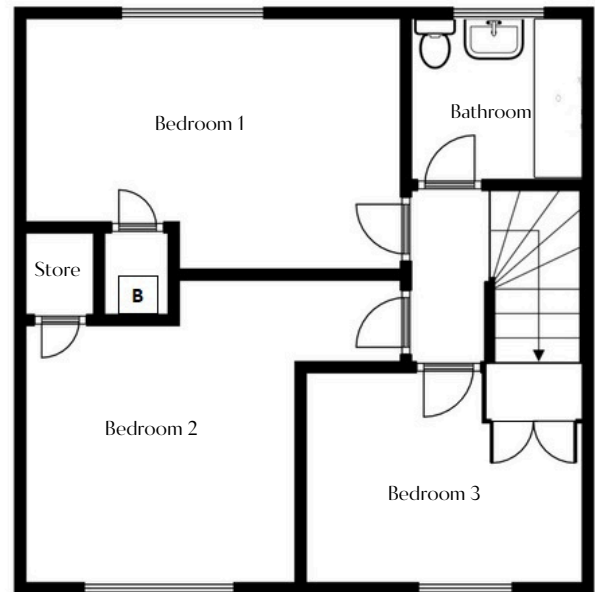
Garden laid in lawn to the front and side. Pedestrian gate to the side. Garden to the rear with trees and shrubs. Off street parking to the front. Garden store.

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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.

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:

At the top of Pates Lane turn left onto Hazelbank Road, continue for approximately a quarter of a mile then turn left onto Kylemore Road, take the next right into Westbourne Crescent where Number 59 is situated on the right hand side.

- Rates: The assessment for the year 2024/2025: £612.75
- Tenure: Deemed Possessory

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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	66	69
E	39-54		
F	21-38		
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
 COL0283 041224/MH

OUR OFFICE LOCATION



Google maps



Think

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