



FOR SALE - 56 Knockbracken Drive, Coleraine
Offers Over- £170,000

3x  1x  3x 

nre
northern real estate
we value property



Accommodation:

Ground Floor:

Entrance Hall: 1.07m x 5.04m

Tiled flooring, part painted part papered walls, lighting, phone point, alarm system.

Storage: 0.28m x 1.42m

Living Room: 3.64m x 5.05m

Tiled flooring, papered walls, bespoke feature built in furniture, lighting, TV point, open fire with surround, cast iron insert and tiled hearth, phone point

Kitchen / Dining Room: 3.05m x 4.84m

Tiled flooring, painted walls, lighting, eye and low level kitchen units with tiling between, integrated hob and oven, Fridge/freezer, stainless steel 1.5 bowl sink and drainer, feature patio doors leading to garden.

Utility Room: 1.76m x 2.45m

Tiled flooring, painted walls, lighting, low level units with tiling above, stainless steel sink and drainer, plumbing for washing machine and tumble dryer.

WC: 0.86m x 2.06m

Tiled flooring, painted walls, lighting, white suite to include; W/C, sink with tiled splash back and mirror.

First Floor:

Bedroom 1: 3.54m x 4.90m

Carpet, painted walls, lighting, phone point and Storage (0.82m x 1.15m)

EnSuite: 1.02m x 2.66m

Lino flooring, painted walls, lighting, white suite to include; W/C, sink with tiled splash back, mirror, fully tiled walk-in shower cubicle with mains shower.

Bedroom 2: 3.49m x 3.59m

Carpet, painted walls with feature papered wall, lighting.

Bedroom 3: 2.52m x 2.69m

Carpet, painted walls, lighting.

Bathroom: 2.17m x 2.70m

Lino flooring, walls half tiled half painted, lighting, white suite to include; W/C, sink, bath and fully tiled walk-in shower with mains shower.



External:

Property is approached via a tarmac path with lawn to the front.

Enclosed landscape garden to the rear of the property.

Heating is via Oil Heating.

Outside Tap

Double Glazed uPVC Windows & Doors

Approximate annual rates payable as per 2024: £1078.44

Tenure: Assumed to be freehold

EPC:

Energy rating and score

This property's energy rating is D. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	68 D
39-54	E		
21-38	F		
1-20	G		

Description:

- Modern 3 Bedroom Mid Terrace Property with Enclosed Rear Garden.
- The property is located within the ever popular Knockbracken Development in the Mountsandel Area of Coleraine with ease of access to main commuter routes, schools and hospital.
- The property benefits from a separate living room, open plan kitchen / dining room, utility and W/C on the ground floor and 3 no bedrooms with ensuite to master and main bathroom to the 1st floor.
- The property would be suitable to a number of parties from the first time buyers to parties wishing to downsize for more convenient living.
- The property is exceptionally well finished and benefits from oil fired central heating, uPVC windows & doors, private enclosed rear garden space and car parking.
- Early viewing is highly recommended.

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