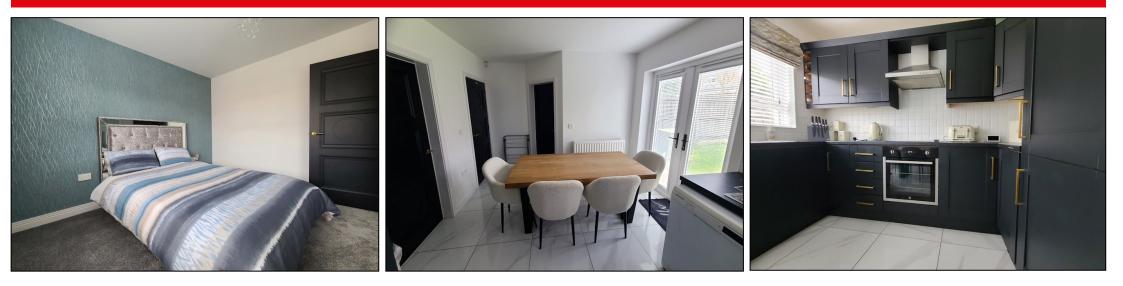


FOR SALE - 56 Knockbracken Drive, Coleraine Offers Over- £170,000





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.

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.

MISREPRESENTATION CLAUSE: Northern Real Estate, give notice to anyone who may read these particulars as follows:

- 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.
 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.
 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 f acilities are in good working order.

- 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.
 Any areas, measurements or distances referred to herein are approximate only.
- 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.

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.

