

For Sale

32 Winston Way, Coleraine, BT51 3DG

Offers Over **£95,000**

**Property Overview**

- End Terrace House
- 3 Bedrooms, 1 Reception Room
- Ideal for investor buyer
- Oil fired heating
- uPVC double glazed windows
- uPVC fascia, guttering and downpipes
- Convenient to Primary school, Riverside retail park and Jet Centre entertainment complex and neighbourhood convenience store
- EPC Rating - D56

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Entrance Porch:

With tiled floor, part wood panelled walls, uPVC front door with glass panel.

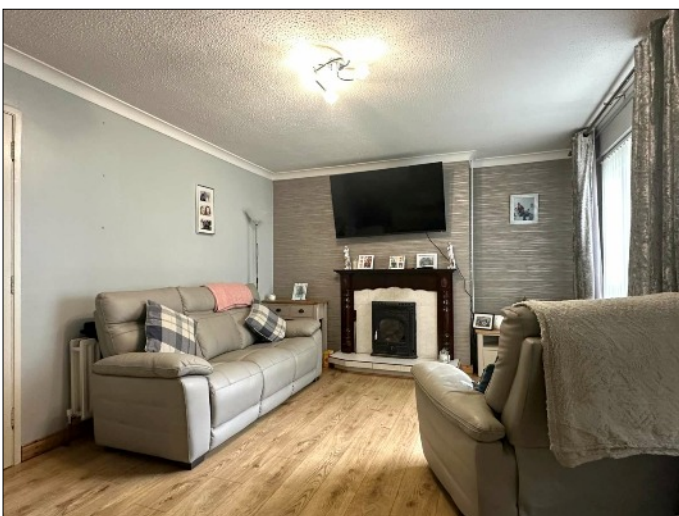
Hall:

With laminate flooring, dado rail, telephone point, 2 storage cupboards.

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Lounge:

4.5m x 3.5m (14' 9" x 11' 6") With mahogany fireplace with tiled inset and hearth, laminate flooring, coving, glass panel door leading to:



Rear Porch:

1.9m x 1.3m (6' 3" x 4' 3") With tiled floor, dado rail, uPVC rear door with glass panel.

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Kitchen:

3.5m x 3m (11' 6" x 9' 10") With eye and low level units, part tiled walls, stainless steel sink unit, integrated hob and oven, space for fridge / freezer, plumbed for washing machine, plumbed for dishwasher, tiled floor.

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FIRST FLOOR

Landing:

With access to roof space, dado rail, storage cupboard.

Bedroom (1):

3.9m x 2.9m (12' 10" x 9' 6") With built in wardrobe, laminate flooring.



Bedroom (2):

4m x 2.7m (13' 1" x 8' 10") with built in wardrobe, laminate flooring.



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Bedroom (3):

3m x 2.2m (9' 10" x 7' 3") With laminate flooring.



Bathroom:

Comprising shower cubicle with electric shower fitting, w.c., wash hand basin set in vanity unit, fully tiled walls, wooden sheeted ceiling, extractor fan, hotpress.

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EXTERIOR FEATURES

Paved to front enclosed by wall with pedestrian gate. Water tap to front. Outside lights to front and rear. Concrete area to rear. Raised paved area to rear enclosed by fencing and wall. Boiler house to rear. PVC oil tank. Store to rear.



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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.

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Property Location:

At Dunhill Road roundabout take the exit onto Laurelhill Road. Continue through the two mini roundabouts and take the next on the left into Winston Way. Continue round to the left and Number 32 is situated on the right hand side.

Rates 2024 / 2025: £612.75

Tenure: The title is Fee Farm Grant-NIHE 10th March 1999

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
	56	60
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
 COL0287 070225/MH

OUR OFFICE LOCATION



Think

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