

## Estate Agents

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### **'The Old Orchard' 2 Portstewart Road, Coleraine**

- Facing brick and render exterior finish
- Brown uPVC double glazed windows
- Firmus Gas Central Heating
- Front and back doors- PVC
- Fully fitted kitchen and utility room
- Four panel oak interior doors
- Hob and oven, integrated fridge/freezer
- White fitted sanitary ware
- Tiling to hall, kitchen/dining, bathroom and en-suite(choice of wooden floor to hall, tile full strip behind sinks)
- Carpets to stairs, landing and bedrooms
- Choice of floor covering to lounge (subject to additional costs depending on choice)
- Multi-fuel stove
- Alarm system - wire only
- Tarmac driveway
- Gardens sown out
- 1.8 metre high fencing
- All purchasers will be Shareholders in a MANAGEMENT COMPANY formed to maintain communal and open space areas.
- NHBC approved