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ARMSTRONG
GORDON



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

COLERAINE

3 Hillside Crescent

BT51 3AP

Offers Over £249,500

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This is a four bedroom detached family home constructed circa 1996 and is in good order throughout. Internally the property is both bright and spacious and extends to approximately 1730 square feet of living space. Externally the property is laid in lawn to front and side and benefits from easy to maintain garden area to rear. Location wise, the property will ensure ease of access to the commuter via main arterial routes to Belfast and Londonderry and of particular benefit to families is the fact that this fine home lies within the catchment area of a selection of the towns' main schools. This is an excellent opportunity to purchase a wonderful family home in a superb location.

On leaving Coleraine on the Castlerock Road turn right at the roundabout at Coleraine Grammar School onto the Ballycairn Road. Take your first left into St Paul's Lane and then first right into Hillside Crescent. No. 3 will be located on your left hand side.

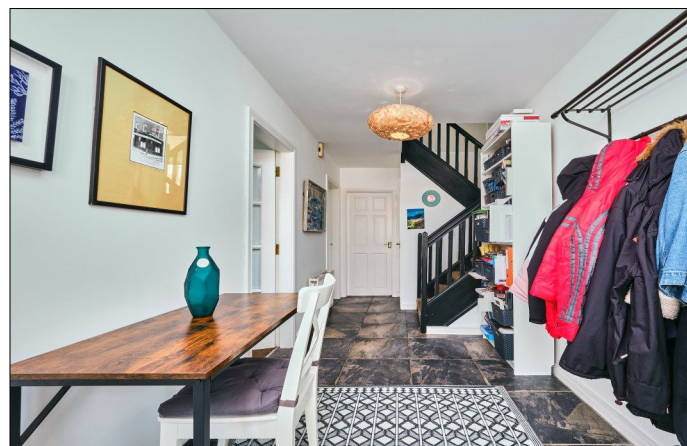
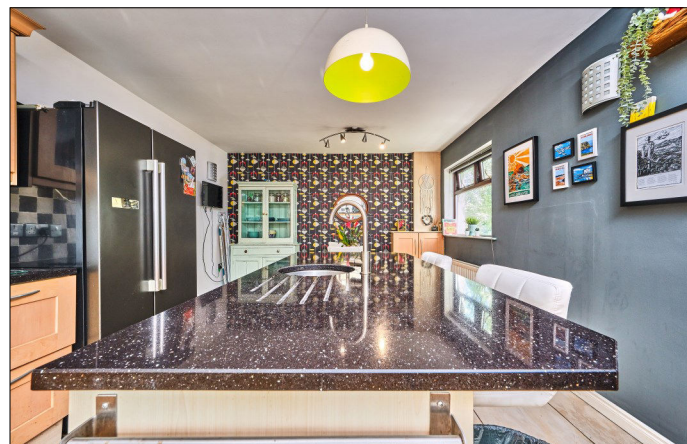
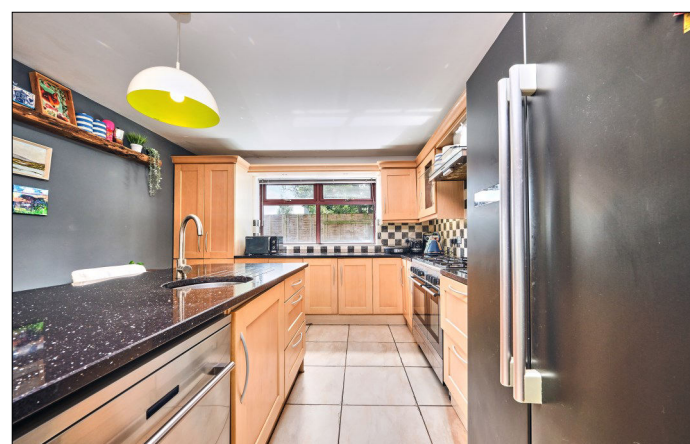
ACCOMMODATION COMPRISES:

Entrance Hall:

With under stairs storage cupboard and tiled floor.

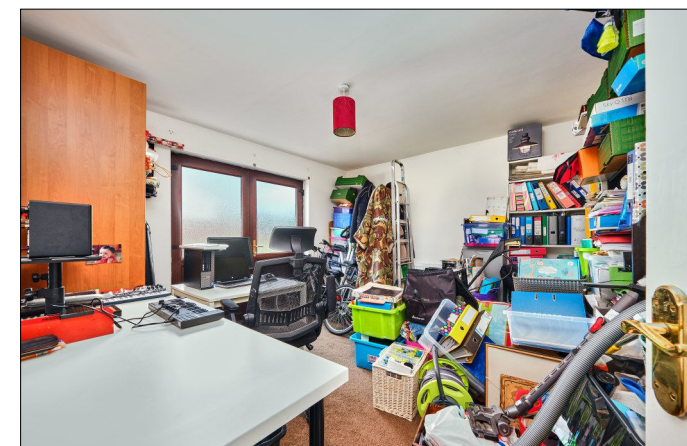
Kitchen/Dining Room: 18'8 x 11'7

With round bowl undermount stainless steel sink unit set in granite island with low level units, plumbed for automatic washing machine, saucepan drawers, breakfast bar. High and low level built in units with tiling between, plumbed for American style freezer, space for range cooker with stainless steel splashback, glass display cabinets, larder cupboard, additional saucepan drawers, recessed lighting in pelmets and tiled floor.



Utility Room: 11'6 x 6'8

With single drainer stainless steel sink unit, high and low level built in units with tiling between, plumbed for automatic washing machine, space for tumble dryer, space for fridge freezer, tiled floor and pedestrian door leading to rear garden.



Converted Garage:

With PVC French doors leading to front garden. 12'5 x 12'3

FIRST FLOOR RETURN:

Lounge:

With recess for log burner with slate hearth and wood mantle and coving. 16'7 x 15'0



Family Room:

With recessed lighting, laminate wood floor, glass pane panel door and double sliding patio doors leading to rear garden. 15'0 x 11'6



FIRST FLOOR:

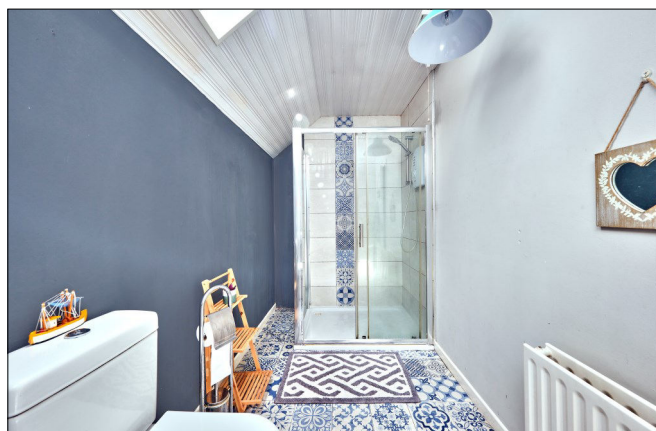
Landing:

With hot press, access to roof space, additional storage cupboard and light well.

Bedroom 1:

14'0 x 11'6

Ensuite with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, 'Velux' window, extractor fan and tiled floor.



Bedroom 2:

12'4 x 11'2



Bedroom 3:

9'1 x 8'1



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, mains shower over bath with tiled surround, part tiled walls, wood panelled ceiling, 'Velux' window, extractor fan and tiled floor.

**EXTERIOR FEATURES:**

Tarmac driveway leading to converted garage. Garden to side and rear laid in lawn with additional tarmac parking steps leading to elevated large patio area with selection of hedging, shrubbery and trees. Concrete area to side with tap, recessed lighting in fascia and additional lighting to rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** Woodgrain PVC Double Glazed Windows
- ** Garage Has Been Converted To Obtain Extra Room
- ** Excellent Location For Families Near Excellent Schools

TENURE:

TBC

CAPITAL VALUE:

£165,000 (Rates: £1,617.66 p/a approx.)

