

To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000


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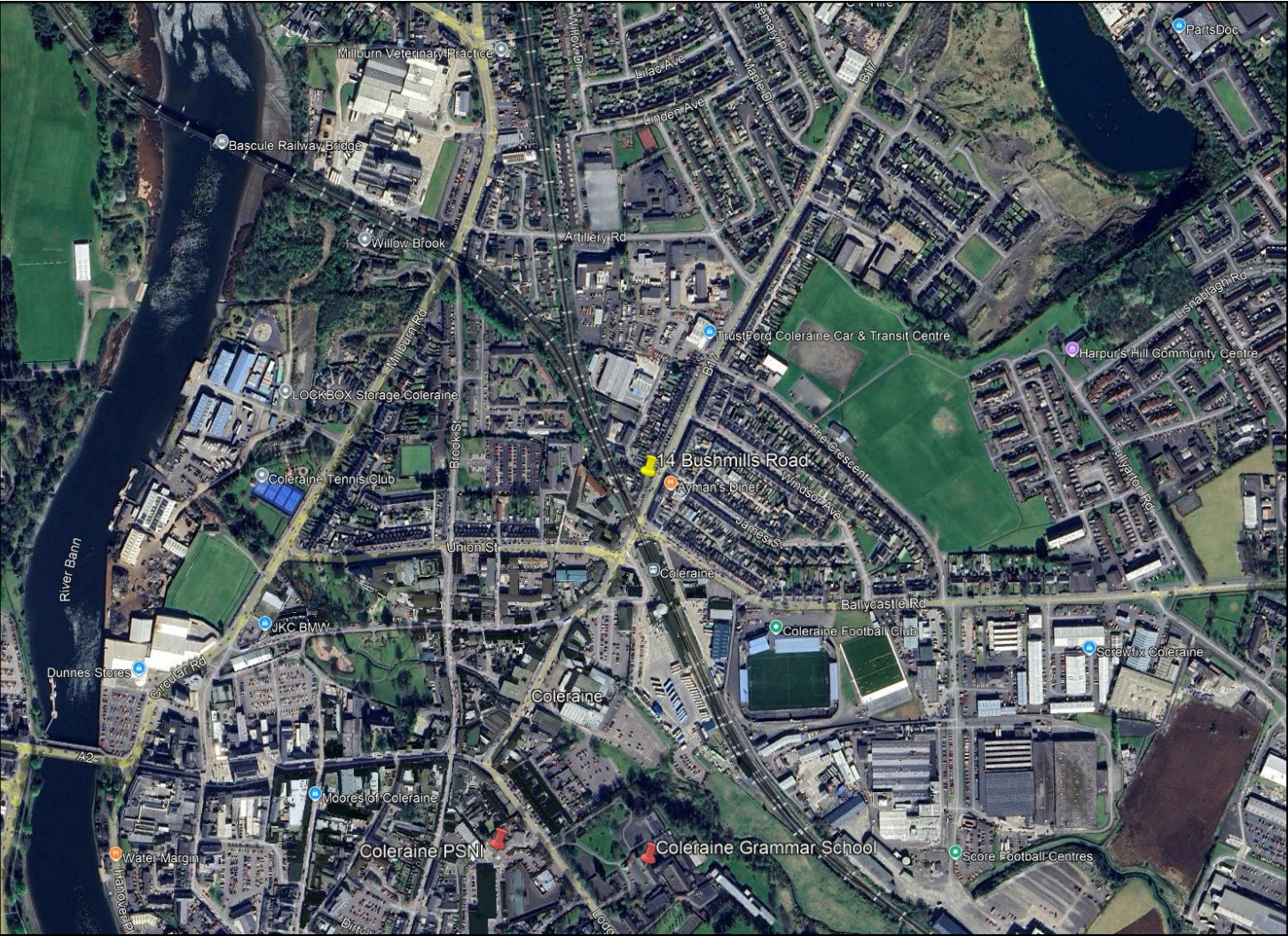
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ARMSTRONG GORDON



**ARMSTRONG GORDON**  
THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]



64 The Promenade Portstewart BT55 7AF  
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F	31 F	
1-20	G		

COLERAINE

14 Bushmills Road

BT52 2BN

Offers Over £119,500

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A centrally located two bedroom mid terrace house located within Coleraine town centre and close to most local amenities. Extending to approximately 893 sq ft of living space, the property possesses that all important feeling of warmth and character. This delightful home should meet the needs of a wide and varied range of potential purchasers. Centrally located, the property is situated to basically most, if not all local amenities including shops, churches, bus and train stations with routes to Portstewart, Portrush and the university. Early inspection is highly recommended of this most delightful and conveniently located property.

Travelling into Coleraine on the Millburn Road towards the town centre, follow the road onto Union Street. Turn left at the top onto Bushmills Road and go through the railway crossing. No 14 will be located on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:

3'4 wide with laminate wood floor.

Entrance Hall:

3'4 wide with laminate wood floor.

Lounge/Dining Area:

With mahogany surround fireplace with cast iron inset and tiled hearth, cloaks cupboard, under stairs storage and laminate wood floor. 21'0 x 11'4



Kitchen: 21'3 x 13'3

With bowl and half single drainer stainless steel sink unit, high and low level units with tiling between, integrated ceramic hob, eye level oven, space for fridge/freezer, plumbed for automatic washing machine, saucepan drawers, recessed lighting in PVC sheeted ceiling, tiled floor and PVC French doors leading to:



FIRST FLOOR RETURN:

Landing:



Bathroom:

With white suite comprising w.c., floating wash hand basin, fully tiled walk in shower cubicle with electric shower, corner bath with telephone hand shower, fully tiled walls, PVC sheeted ceiling with strip lights and tiled floor.





## **FIRST FLOOR:**

### **Bedroom 1:**

With built in mirrored slide robes and part panelled walls. 11'8 x 10'9

### **Bedroom 2:**

With built in double wardrobe. 9'8 x 9'0



### **Attic Room:**

15'6 x 9'3



## **EXTERIOR FEATURES:**

Exterior rear garden is fully enclosed with paved decked patio area with additional concrete patio. Boiler and tap to rear. Garage 20'4 x 9'7 with light, power points and access to roof space.

## **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Town Centre Location
- \*\* Former Garage To Rear Which Could Be Instated

## **TENURE:**

TBC

## **CAPITAL VALUE:**

£80,000 (Rates: £818.40 p/a approx.)





