

For Sale

1 Cherry Park, Castleroe, Coleraine, BT51 3SA

Offers Around **£170,000**



Property Overview

- Detached Bungalow
- 4 Bedrooms, 2 Reception Rooms
- Oil fired central heating (Boiler renewed in 2016 approximately)
- uPVC double glazed windows, front and rear doors
- uPVC fascia, soffit and downpipes
- Choice corner site
- Multiple sheds and outhouses
- Rates: The assessment for the year 2019/2020 is £1065.35
- EPC rating - E39

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ENTRANCE HALL:

With uPVC front door, tiled floor, laminated wood flooring, telephone point, cornice, cloaks cupboard.

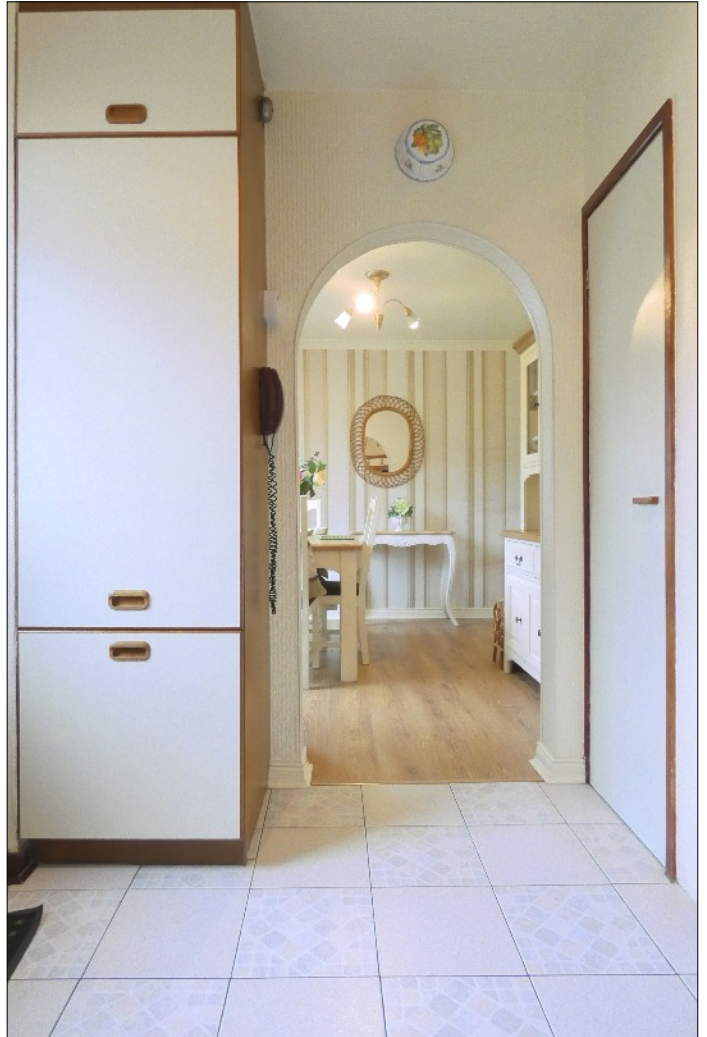
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LOUNGE:

4.7m x 4.6m (15' 5" x 15' 1") with open fireplace, tiled hearth, mahogany over mantle, raised television shelving, laminated wood flooring, dimmer switch light controls, cornice, wired for wall lights.

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KITCHEN:

3.28m x 2.51m (10' 9" x 8' 3") with fully fitted eye and low level units, integrated hob, integrated under oven, overhead extractor canopy, space for undercounter fridge, space for undercounter freezer, tiled between units, one and a half bowl stainless steel sink unit, tiled floor, uPVC back door.

DINING ROOM:

3.3m x 3.02m (10' 10" x 9' 11") with laminated wood flooring, cornice. Archway into:



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BEDROOM 1:

4.93m x 3m (16' 2" x 9' 10") (Max) with built in bedroom furniture comprising 2 bedside floor to ceiling wardrobes, 3 overhead cupboards, built in storage cupboard, dimmer switch light controls.

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BEDROOM 2:
3m x 2.57m (9' 10" x 8' 5") with laminated wood flooring.

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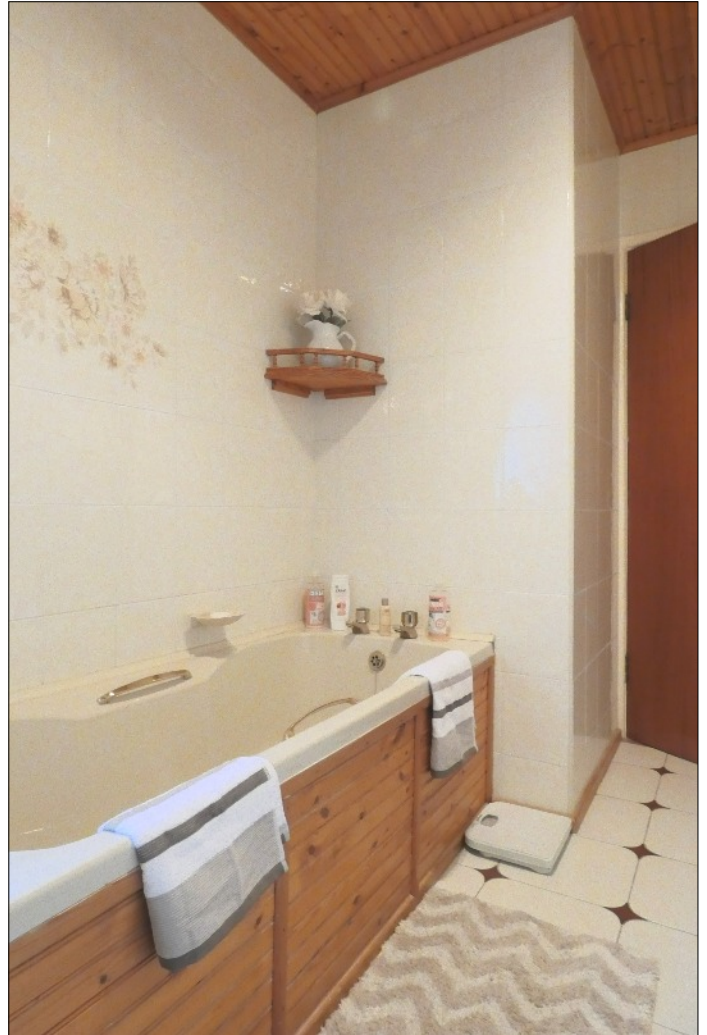


BEDROOM 3:
3.28m x 2.95m (10' 9" x 9' 8")



BEDROOM 4:
3m x 2.57m (9' 10" x 8' 5") with laminated wood flooring, built in storage cupboard.

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BATHROOM:

Comprising panelled bath, fully tiled walls, w.c., wash hand basin, tiled floor, pine sheeted ceiling.

UTILITY AREA:

2.82m x 2.41m (9' 3" x 7' 11") with low level units, space for washing machine, space for tumble dryer, single bowl stainless steel sink unit, storage cupboard, w.c., extractor fan, pine sheeted ceiling, half pine sheeted walls, tiled above work tops, uPVC door to rear.

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EXTERIOR FEATURES

Garden to front and side laid in lawn enclosed by fencing with an array of plants, trees and shrubs. Concrete driveway to front and side with concrete path surrounding the property. Garden to rear laid in lawn enclosed by fencing with an array of plants, trees and shrubs. Patio area, outside water tap, outside light, PVC oil tank.

WOODEN SHED:

4.83m x 3.48m (15' 10" x 11' 5") with concrete floor, lights and power points, double door to side garden, pedestrian door to side garden.

OUTHOUSE:

4.83m x 3.48m (15' 10" x 11' 5") with lights and power points, pedestrian door to side garden.

OIL FIRED BURNER HOUSE:

2.77m x 1.55m (9' 1" x 5' 1") with lights and power points, oil fired burner, 2 pedestrian doors.

GARAGE:

5.44m x 2.87m (17' 10" x 9' 5") with up and over roller door, lights and power points, double door to rear garden.

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FLOOR PLANS



FLOOR PLAN

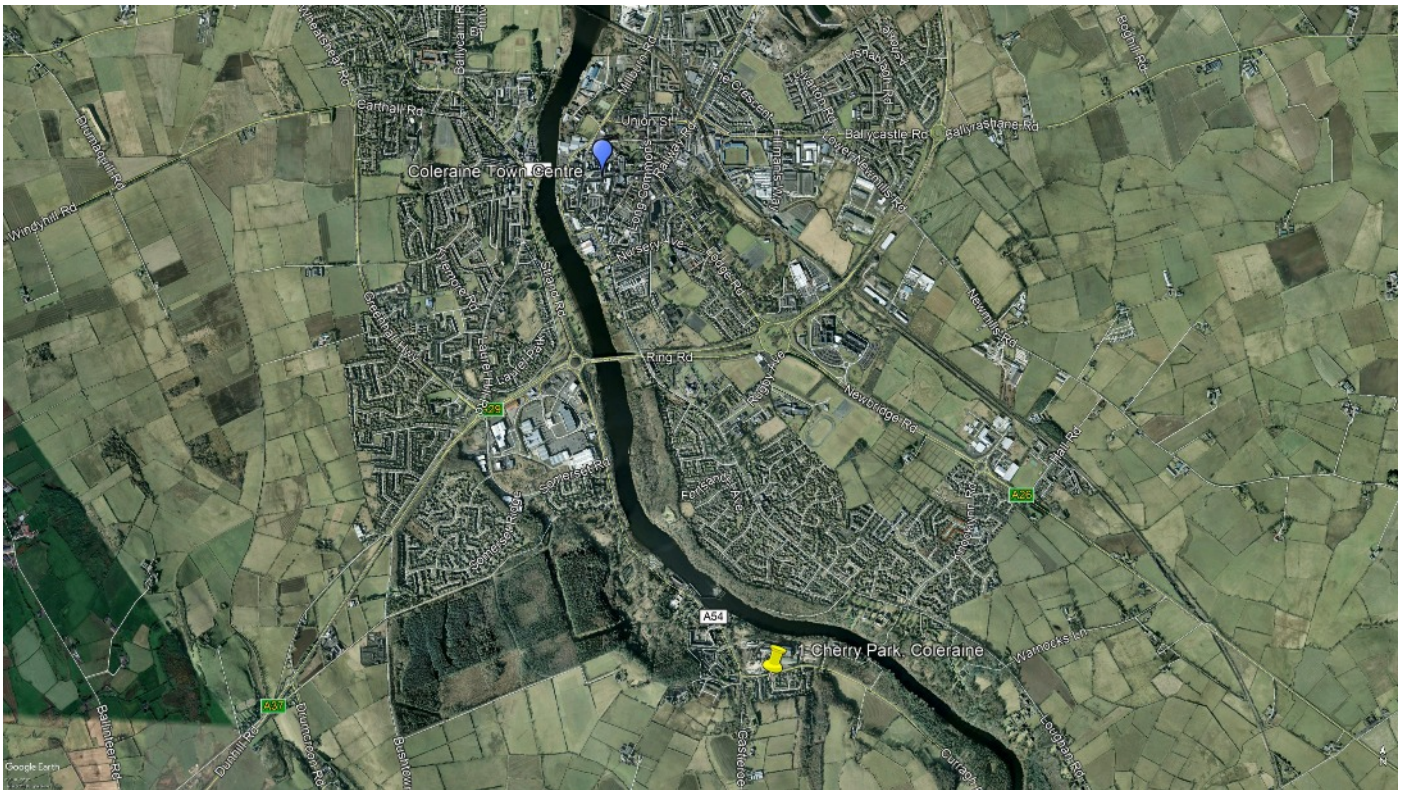
For illustrative purposes only. Not to scale.

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:

On leaving Coleraine town via the Castleroe Road, turn left on to the Curragh Road. Take the second turning on the right into Cherry Park where number one is the first property situated on the right.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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PROPERTY REFERENCE
 COL0022 080419/SH

OUR OFFICE LOCATION



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