

For Sale

7 Redthorn Court, Coleraine, BT52 2ET

Offers Over £72,500



Property Overview

- Mid Terrace House
- 3 Bedrooms, 1 Reception Room
- Oil fired central heating
- Hardwood double glazed windows
- Ideal investment / first time buyer home

- Close to local schools, both primary and secondary
- Off street parking to rear
- Rates: The assessment for the year 2019/2020 is £512.19.26
- EPC Rating D58

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ENTRANCE PORCH:

With hardwood door, cloaks cupboard, pine sheeted ceiling and walls, glazed door into:

ENTRANCE HALL:

With laminated wood flooring, telephone point.







LOUNGE:

3.99 m x 3.51 m (13' 1" x 11' 6") With wood surround fireplace, tiled inset, wood heath, laminated flooring, wired for wall lights.

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KITCHEN:

4.72m x 3.15m (15' 6" x 10' 4") With eye and low level units, concealed lights under units, space for free standing cooker, space for dishwasher, space for washing machine, laminated wood flooring, single bowl stainless steel sink unit, tiled above units, under stairs storage, integrated fridge freezer.

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FIRST FLOOR

LANDING:

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





BEDROOM (1) 3.48m x 3m (11' 5" x 9' 10") With mirrored sliderobes, laminate flooring.





BEDROOM (2) 3.38m x 2.77m (11' 1" x 9' 1") With built in double storage cupboard, laminated flooring.

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BEDROOM (3): 2.67m x 2.11m (8' 9" x 6' 11")

BATHROOM:

Comprising panel bath with electric shower unit overhead and shower screen, wash hand basin, w.c., tiled walls, tiled floor.





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EXTERIOR FEATURES

Garden to front laid in lawn enclosed by fence. Concrete yard to rear with off street parking enclosed by fence. Oil fired burner, PVC oil tank, outside water tap.



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FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

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.

MISREPRESENTATION CLAUSE: McAfee Sales, give notice to anyone who may read these particulars as follows:

- The particulars are prepared for the guidance only for prospective purchaser. They are Intended to give a fair overall description of the property but are not intended to constitute part of 1. an offer or contract.
- Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
- Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.

 The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of 3.
- parts of the property which are not shown in the photographs.
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 Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
- Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.

 None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

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Property Location:

On approaching Coleraine along the Ballycastle Road take the first turn on the right into Lisnablagh Road. Continue straight on for approximately 500 yards then turn left into Hawthorn Place, followed by an immediate left into Redthorn Court. Number 7 is situated on the right hand side.

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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80)			
(55-68)	58	59	
(39-54)			
(21-38)			
(1-20)			
Not energy efficient - higher running costs			
	U Directive 002/91/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 sales@mcafeeproperties.co.uk

PROPERTY REFERENCE COL0061 090120/RT

OUR OFFICE LOCATION





