

## For Sale

8 Hazelbank Gardens, Coleraine, BT51 3DN

Offers Over **£118,500**



### Property Overview

- Detached Bungalow
- 3 Bedrooms, 2 Reception Rooms
- Oil fired central heating
- uPVC double glazed windows
- Cul-de-sac location, convenient to both primary and secondary schools
- Distant countryside views to the rear of the property
- Garden to front and rear with tarmac driveway to side
- Rates: The assessment for the year 2019/2020 is £942.43
- EPC Rating - E50

8 Hazelbank Gardens, Coleraine, BT51 3DN

**ENTRANCE HALL:**

With mahogany front door, laminate flooring, hot press, cloaks cupboard, access to roof space, telephone point.



**LOUNGE:**

5m x 3.68m (16' 5" x 12' 1") with tiled fireplace and hearth, laminate flooring, television point.



8 Hazelbank Gardens, Coleraine, BT51 3DN



**FAMILY ROOM:**  
3.58m x 3.28m (11' 9" x 10' 9") with slate tiled floor, archway to:



8 Hazelbank Gardens, Coleraine, BT51 3DN



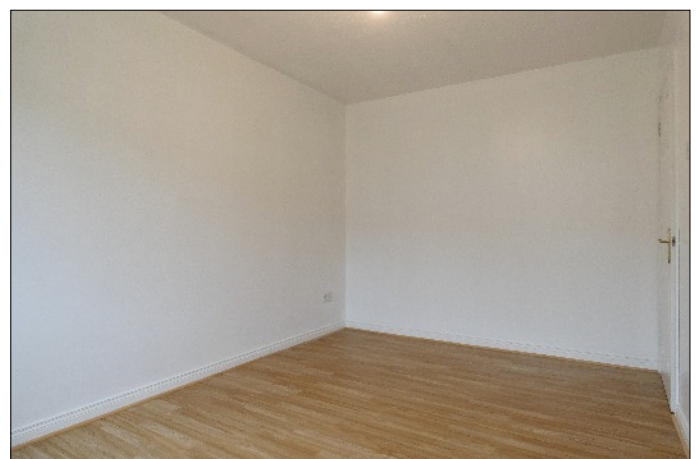
**KITCHEN / DINING AREA:**

4.6m x 3.3m (15' 1" x 10' 10") with eye and low level units, tiled between units, one and a half bowl stainless steel sink unit, hob, extractor fan, tiled floor, mahogany side door, boiler concealed behind unit.

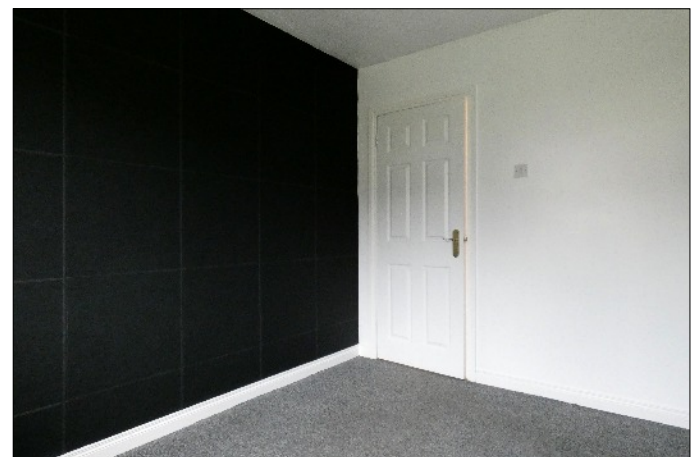
8 Hazelbank Gardens, Coleraine, BT51 3DN



**BEDROOM (1)**  
3.63m x 3.2m (11' 11" x 10' 6") with laminate flooring.



**BEDROOM (2)**  
4.22m x 2.77m (13' 10" x 9' 1") with laminate flooring.



**BEDROOM (3)**  
3.18m x 2.46m (10' 5" x 8' 1")



8 Hazelbank Gardens, Coleraine, BT51 3DN



**BATHROOM AND W.C. COMBINED:**

Comprising panel bath with telephone hand shower, tiled shower cubicle with Redring electric shower fitting, wash hand basin, w.c., extractor fan.



8 Hazelbank Gardens, Coleraine, BT51 3DN

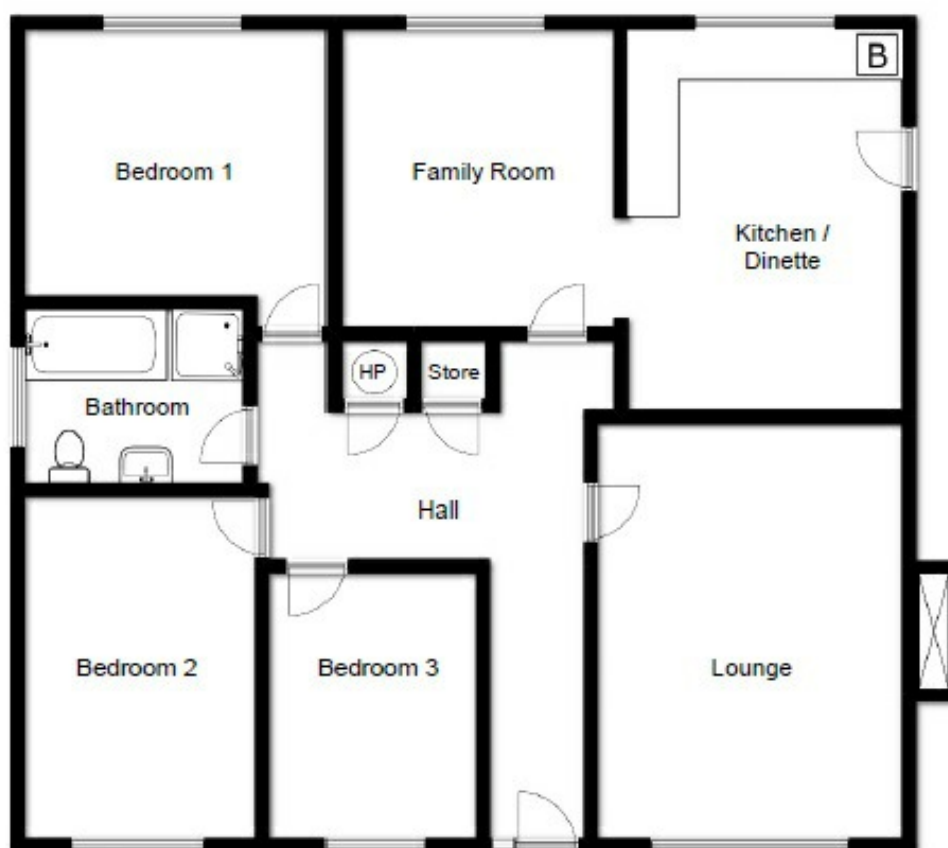


#### **EXTERIOR FEATURES**

Garden laid in lawn to front and rear, the rear garden being enclosed by fencing and shrubs with pedestrian gates to sides. Spacious tarmac driveway to side. Outside light to front, side and rear. PVC guttering. PVC oil tank. Concrete area to rear.

8 Hazelbank Gardens, Coleraine, BT51 3DN

## FLOOR PLANS



**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:

1. 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 an offer or contract.
2. 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.
3. 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.
4. 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 parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. 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.
7. 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.
8. 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.



## 8 Hazelbank Gardens, Coleraine, BT51 3DN



### Property Location:

At Waterside, travel up Lower Captain Street, at the top turn left onto Hazelbank Road and Hazelbank Gardens is the last cul-de-sac on the left hand side just below Hazelbank Church.



8 Hazelbank Gardens, Coleraine, BT51 3DN

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>		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

[www.mcafeeproperties.co.uk](http://www.mcafeeproperties.co.uk)  
[sales@mcafeeproperties.co.uk](mailto:sales@mcafeeproperties.co.uk)

PROPERTY REFERENCE  
 COL0063 130120/RT

## OUR OFFICE LOCATION



**mcafee**

24 New Row  
 Coleraine  
 BT52 1AF



**FOLLOW US  
 ON FACEBOOK**

