

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

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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.

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

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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.

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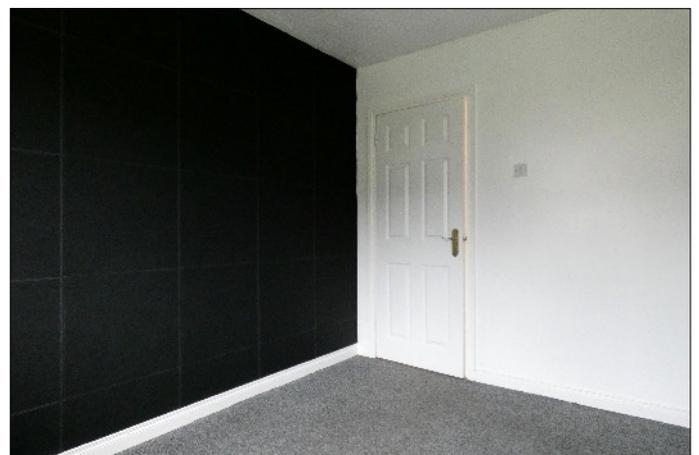
BEDROOM (1)
3.63m x 3.2m (11' 11" x 10' 6") with laminate flooring.



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")



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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.

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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.

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FLOOR PLANS



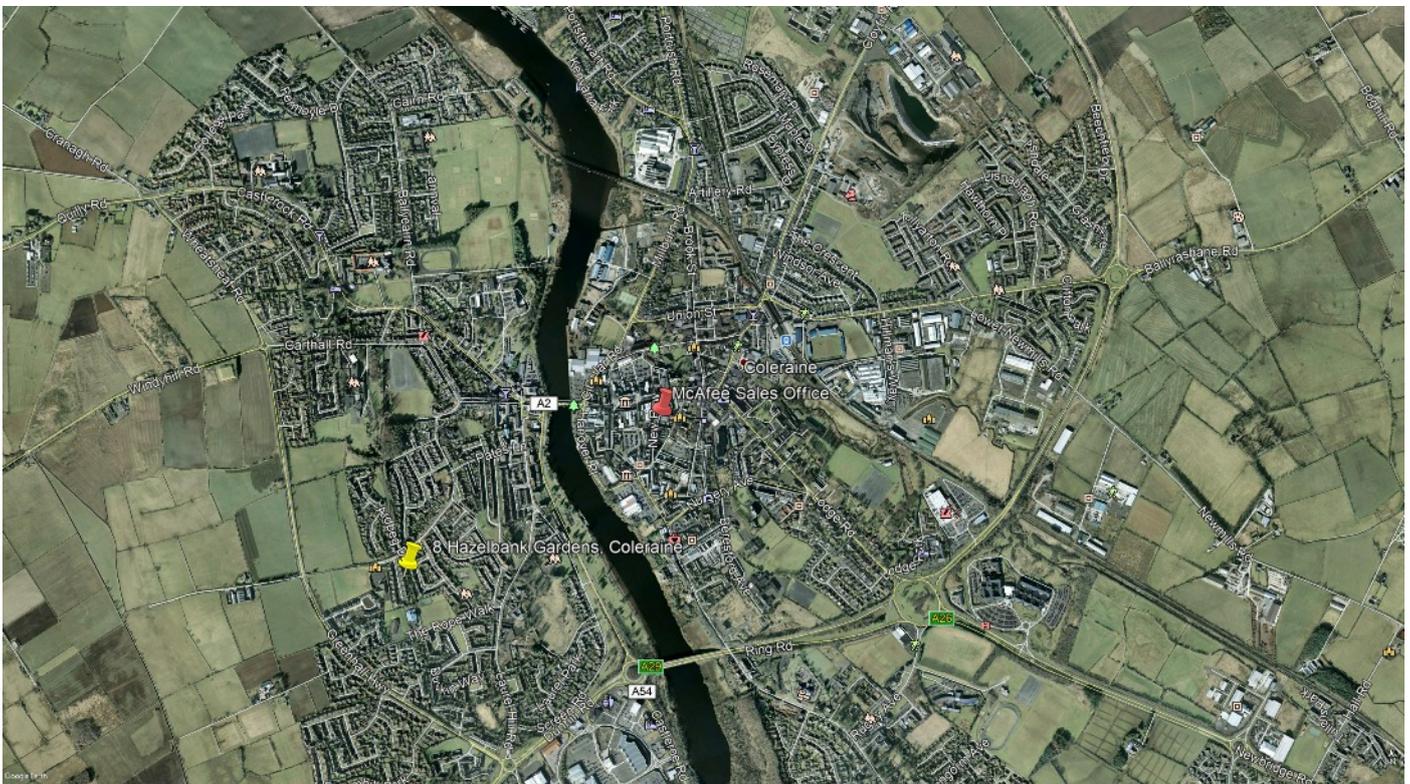
For illustrative purposes only. Not to scale.

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.

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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.
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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.

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



Google maps

