

For Sale

10 Lilac Avenue, Coleraine, County Londonderry, BT52 2AW

Offers Over **£50,000**



Property Overview

- Mid terrace house
- 3 Bedrooms, 1 Reception Room
- Solid fuel heating
- Hardwood framed single glazed windows
- Requires modernisation
- Rates: The assessment for the year 2019/2020 is £594.14
- EPC Rating - F22

10 Lilac Avenue, Coleraine, BT52 2AW

ENTRANCE HALL:

With hardwood front door, understairs storage cupboard, cloaks cupboard.



LOUNGE:

5.28m x 3.02m (17'4 x 9'11)

10 Lilac Avenue, Coleraine, BT52 2AW



KITCHEN:

5.36m x 2.72m (17'7 x 8'11) With fully fitted eye and low level units, tiled between eye and low level units, space for free standing cooker, space for fridge freezer, space for dishwasher, space for washing machine, space for tumble dryer.

10 Lilac Avenue, Coleraine, BT52 2AW

STAIRCASE LEADING TO: FIRST FLOOR

LANDING:

with access to roofspace, hotpress cupboard.



BEDROOM (1):

4.09m x 2.67m (13'5 x 8'9) with built in storage cupboard.



BEDROOM (2):

3.28m x 3.02m (10'9 x 9'11) with built in storage cupboard.

BEDROOM (3):

2.72m x 2.29m (8'11 x 7'6) with built in storage cupboard.



BATHROOM:Comprising a panelled bath, tiled over bath, wash hand basin.

Separate W.C

10 Lilac Avenue, Coleraine, BT52 2AW



EXTERIOR:

Garden to front laid in lawn with concrete path to front door. Garden to rear laid in lawn enclosed by fence. Range of outbuildings to rear.

FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

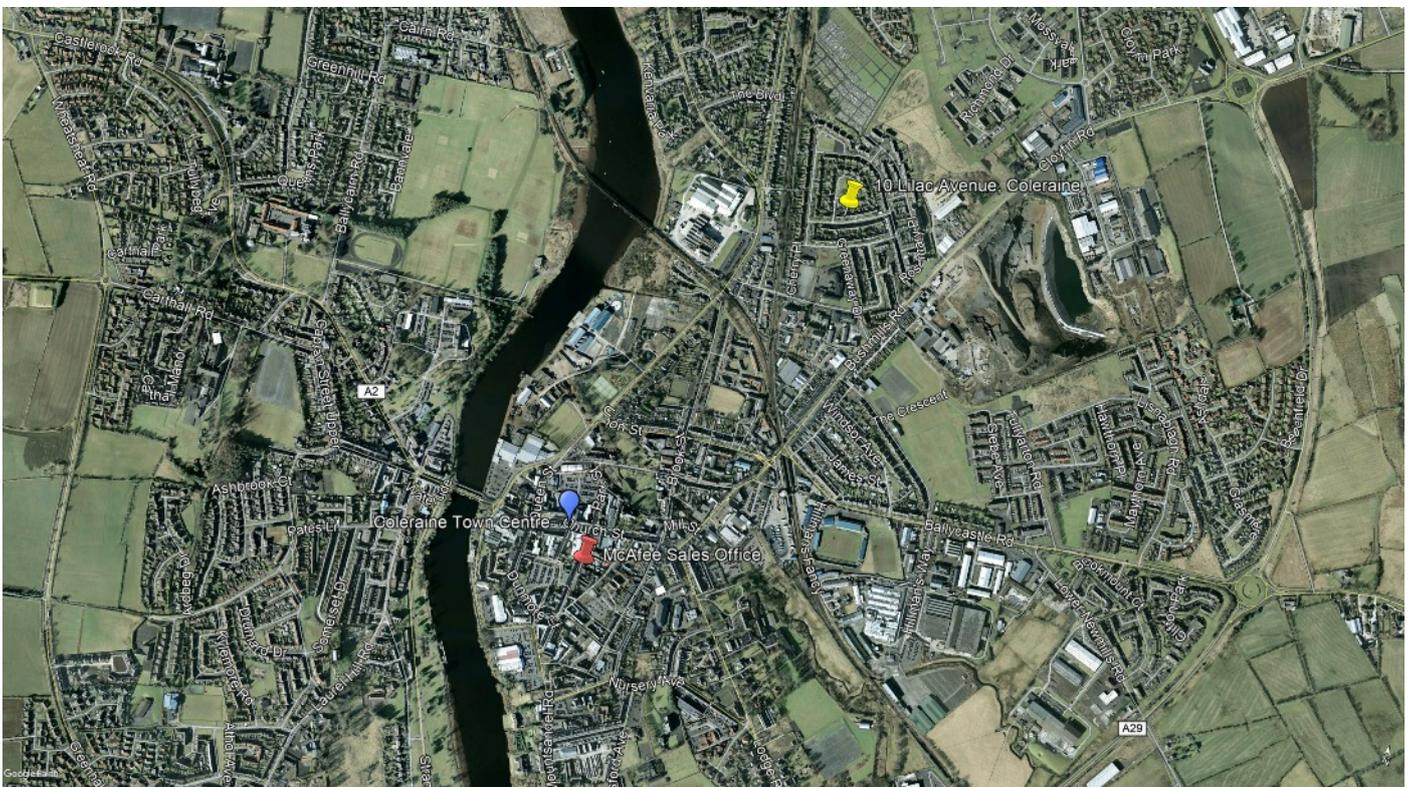
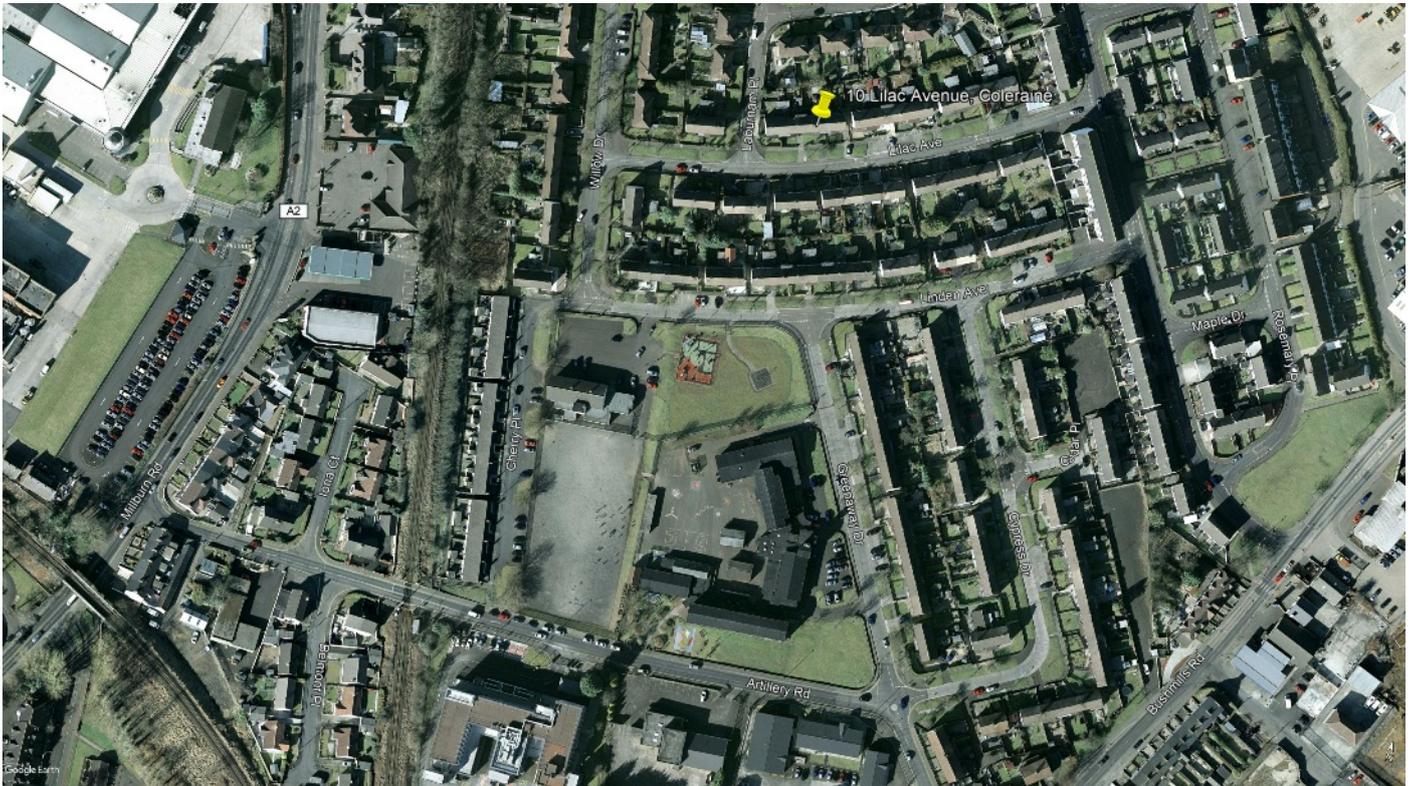
For illustrative purposes only. Not to scale.

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:

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.

10 Lilac Avenue, Coleraine, BT52 2AW



Property Location:

On entering Coleraine along the Bushmills Road, turn right onto Maple Drive. Take the second left onto Lilac Avenue where number 10 is situated on the right.

10 Lilac Avenue, Coleraine, BT52 2AW

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			
(39-54) E			
(21-38) F		22	30
(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

www.mcafeeproperties.co.uk
sales@mcafeeproperties.co.uk

PROPERTY REFERENCE
 COL0069 200320/SH

OUR OFFICE LOCATION



**FOLLOW US
ON FACEBOOK**

