

## 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



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**ENTRANCE HALL:**

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



**LOUNGE:**

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



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**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.



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## 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



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**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.

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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.**

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#### 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	22	30
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

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

PROPERTY REFERENCE  
 COL0069 200320/SH

## OUR OFFICE LOCATION



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