

For Sale

44 Windsor Avenue, Coleraine, BT52 2DP

Offers Over **£60,000**



Property Overview

- Mid Terrace House
- 3 Bedrooms, 2 Reception Rooms
- Oil fired central heating (boiler replaced within the last 18 months)
- Hardwood frames single glazed windows
- Ideal investment / rental property
- Enclosed garden to rear
- Garage to rear
- Rates: The assessment for the year 2020/2021 is £634.95
- EPC Rating - F33

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ENTRANCE PORCH:

With hardwood front door, tiled floor, glazed door to:

ENTRANCE HALL:

With laminated wood flooring.



LOUNGE:

3.07m x 2.95m (10' 1" x 9' 8") with tiled fireplace and hearth.

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DINING ROOM:

3.33m x 2.95m (10' 11" x 9' 8") with laminated wood flooring, tiled fireplace, tiled hearth, understairs cloaks cupboard.

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KITCHEN:

3.45m x 1.93m (11' 4" x 6' 4") with eye and low level units, space for free standing cooker, overhead extractor canopy, single bowl stainless steel sink unit, tiled between units, plumbed for washing machine, space for fridge freezer, hardwood door to rear.

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FIRST FLOOR

LANDING:

With access to roof space. Storage cupboard.



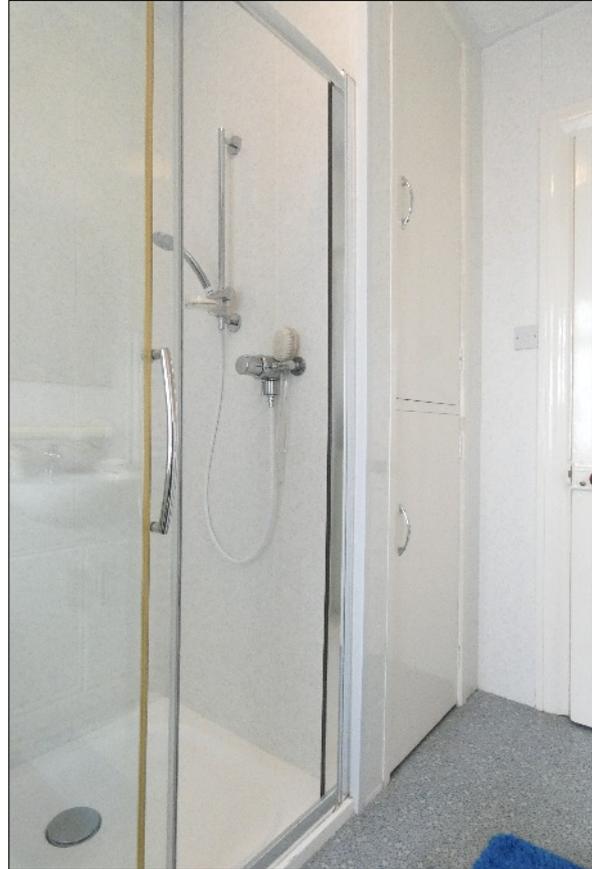
BEDROOM (1):

4.22m x 2.95m (13' 10" x 9' 8")



BEDROOM (2):

2.97m x 2.54m (9' 9" x 8' 4") with storage cupboard.



SHOWER ROOM:

With PVC sheeted walk in shower cubicle with thermostatic shower system, w.c. and wash hand basin, PVC sheeted walls, light and shaver point, extractor fan, hot press and linen cupboard.

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EXTERIOR FEATURES

Concrete area to front enclosed by wall and gate. Concrete area to rear fully enclosed. Outside water tap. Garden laid in lawn to rear. PVC oil tank. Greenhouse.

Oil Fired Burner Store:

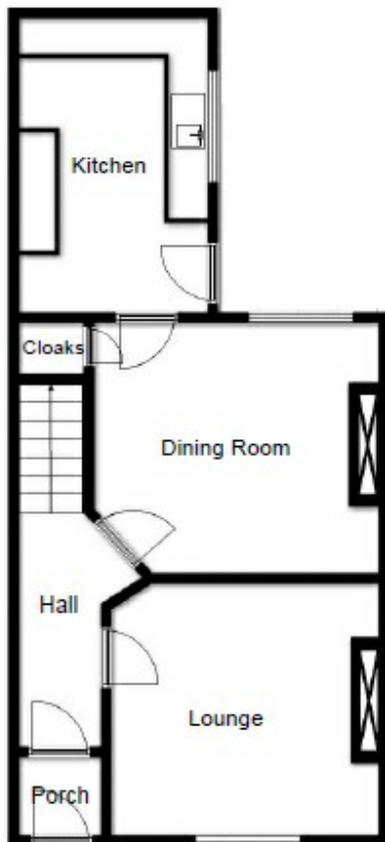
2.26m x 1.04m (7' 5" x 3' 5") with oil fired burner, w.c. and wash hand basin.

Garage:

5m x 3.07m (16' 5" x 10' 1") with pedestrian door, up and over roller door. Lights and power points.

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FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

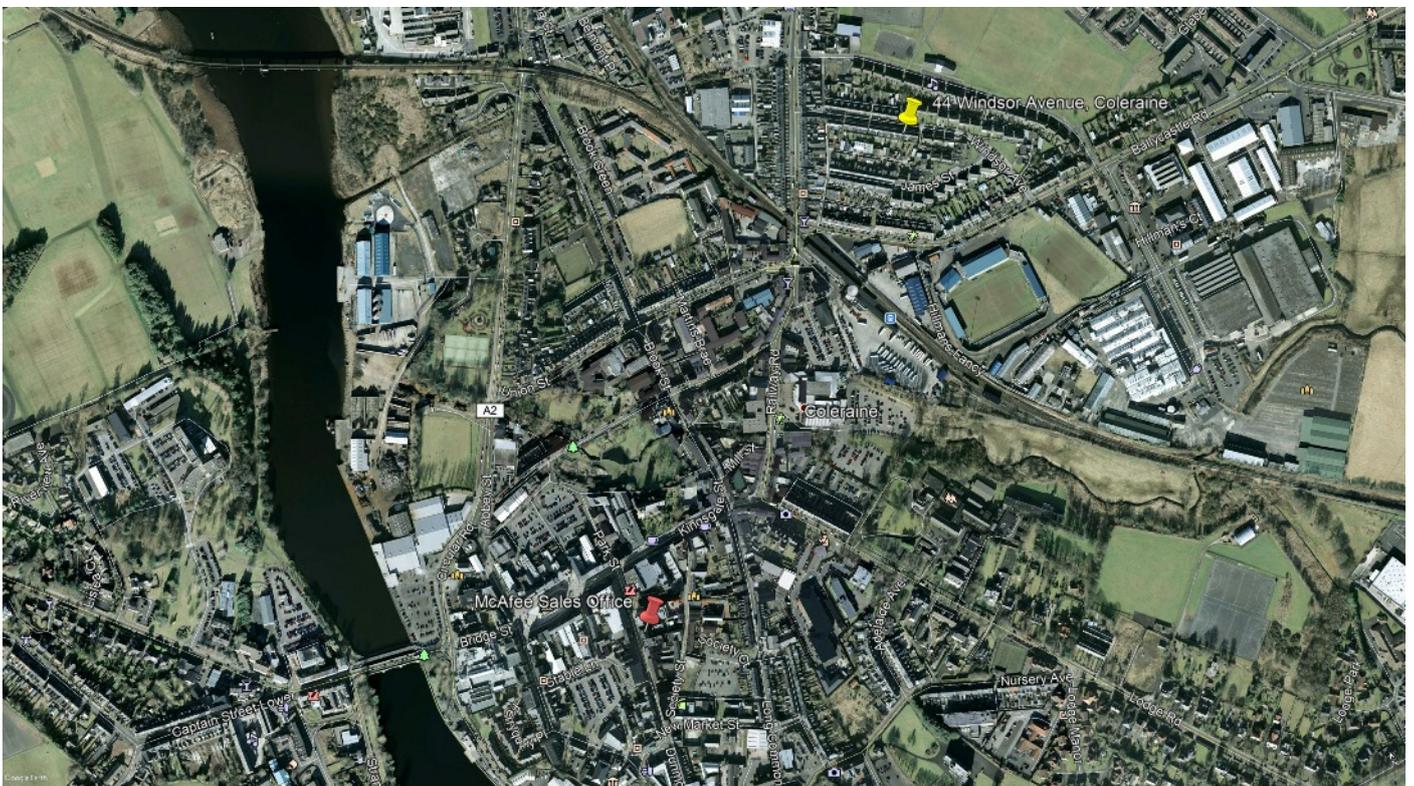
For illustrative purposes only. Not to scale.

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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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.
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Property Location:

On leaving Coleraine along the Bushmills Road, take the third right onto Windsor Avenue and Number 44 is situated on the right hand side.

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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			
(39-54) E			52
(21-38) F		33	
(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
 COL0074 110820/RT

OUR OFFICE LOCATION



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