

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.

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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:

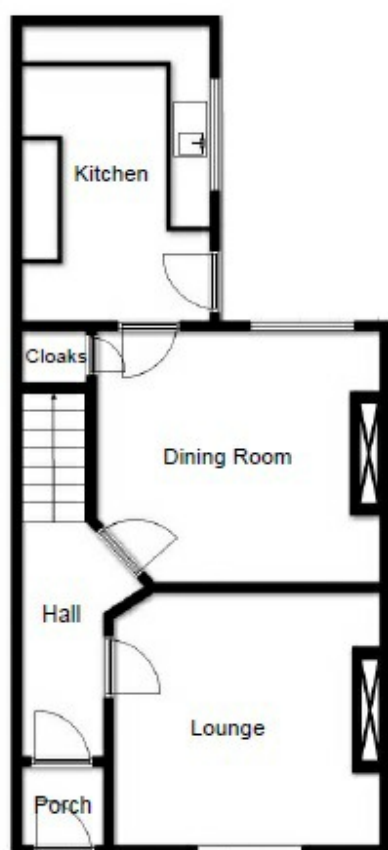
2.26m x 1.04m (7' 5" x 3' 5") with oil fired burner, w.c. and wash hand basin.

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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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.

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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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		52
(21-38) F	33	
(1-20) G		
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
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PROPERTY REFERENCE
 COL0074 110820/RT

OUR OFFICE LOCATION



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