

## For Sale

64 Knockbracken Court, Coleraine, BT52 1WS

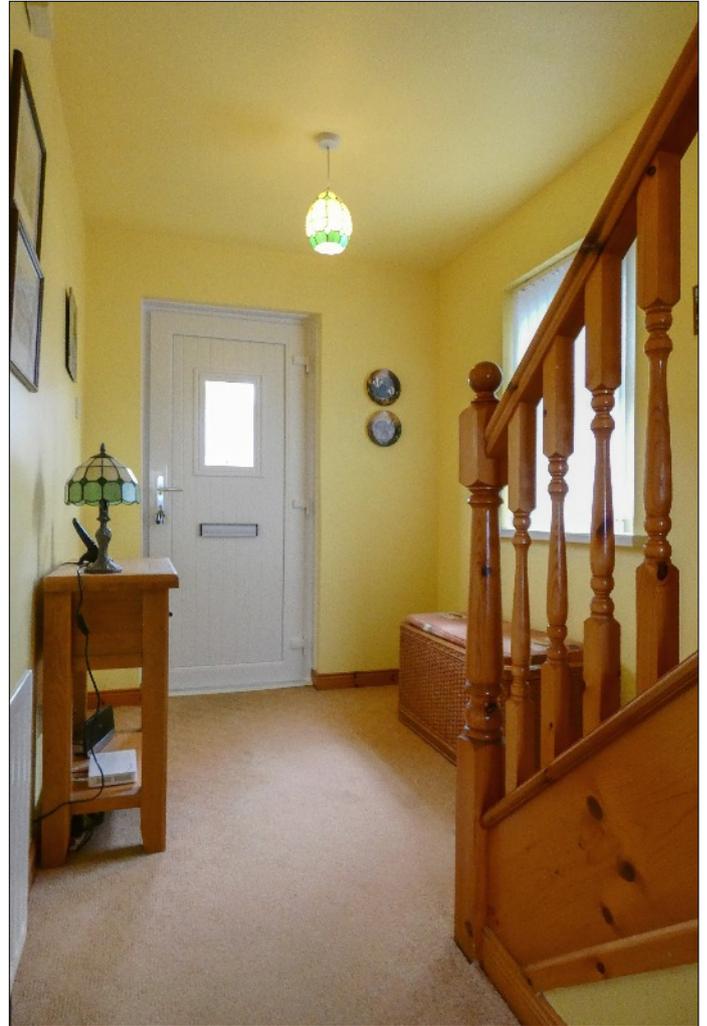
Offers Over **£127,500**



### Property Overview

- Semi Detached House
- 3 Bedrooms, 1 Reception Room
- uPVC double glazed doors and windows (Installed 2017)
- uPVC fascia soffit and downpipes (Installed 2017)
- Oil fired central heating
- Recently remodelled En-suite
- Ideal first time buyer property
- Located off the Mountsandel Road
- Rates: The assessment for the year 2020/2021 is £931.26
- EPC Rating - D61

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**ENTRANCE HALL:**

With uPVC front door, telephone point, under stairs cloaks cupboard.

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**LOUNGE:**  
15'11 x 10'9 (4.85m x 3.28m) with wood surround fireplace, cast iron inset, tiled hearth, television point.

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#### **KITCHEN / DINING AREA:**

17'4 x 10'5 (5.28m x 3.18m) with fully fitted eye and low level units, integrated Hotpoint hob with matching Hotpoint under oven, extractor canopy, tiled between units, space for undercounter fridge, one and a half bowl stainless steel sink unit, low voltage downlights.

#### **UTILITY ROOM:**

8'1 x 5'2 (2.46m x 1.57m) with low level units, tiled flooring, space for washing machine, uPVC door to the rear.

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**FIRST FLOOR LANDING:** With access to roof space, hot press and linen cupboard.



**BEDROOM 1:**  
12'1 x 10'9 (3.68m x 3.28m) with television point and telephone point.



**EN-SUITE:**  
Comprising walk in corner shower cubicle with Mira electric shower system, PVC cladded walls and ceiling, w.c. and wash hand basin, extractor fan, wall mounted heated towel rail.

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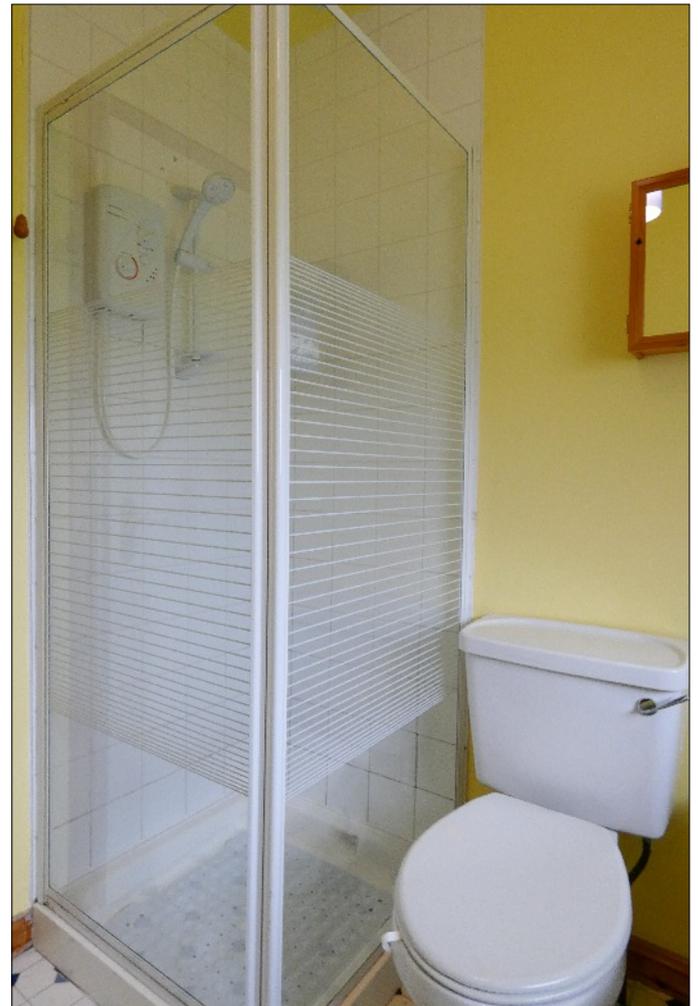


**BEDROOM 2:**  
14'3 x 10'2 (4.34m x 3.10m)

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**BEDROOM 3:** 9'1 x 7'6 (2.77m x 2.29m) with built in wardrobe.



**BATHROOM:**

Comprising a panel bath with tiling around, fully tiled walk in shower cubicle with Redring electric shower system, w.c. and wash hand basin, tiled splash back, extractor fan.

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## EXTERIOR FEATURES

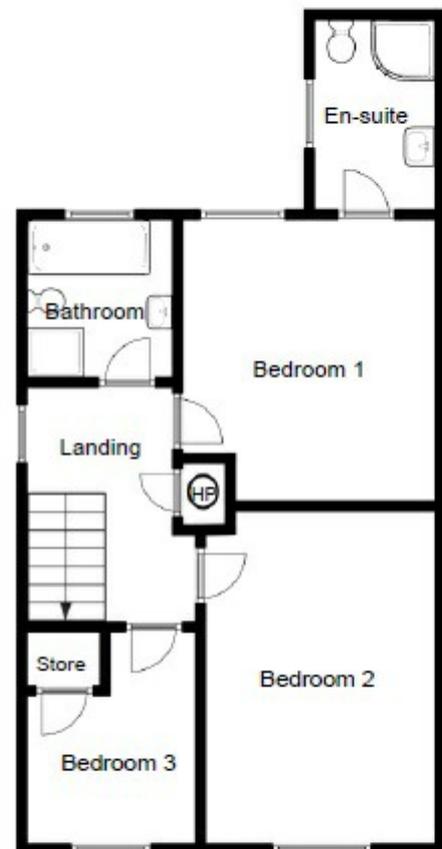
Garden to rear laid in lawn enclosed by fencing and mature hedging, PVC oil tank, outside light, outside water tap.  
Garden to front laid in lawn, screened driveway to side, outside light.

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## FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

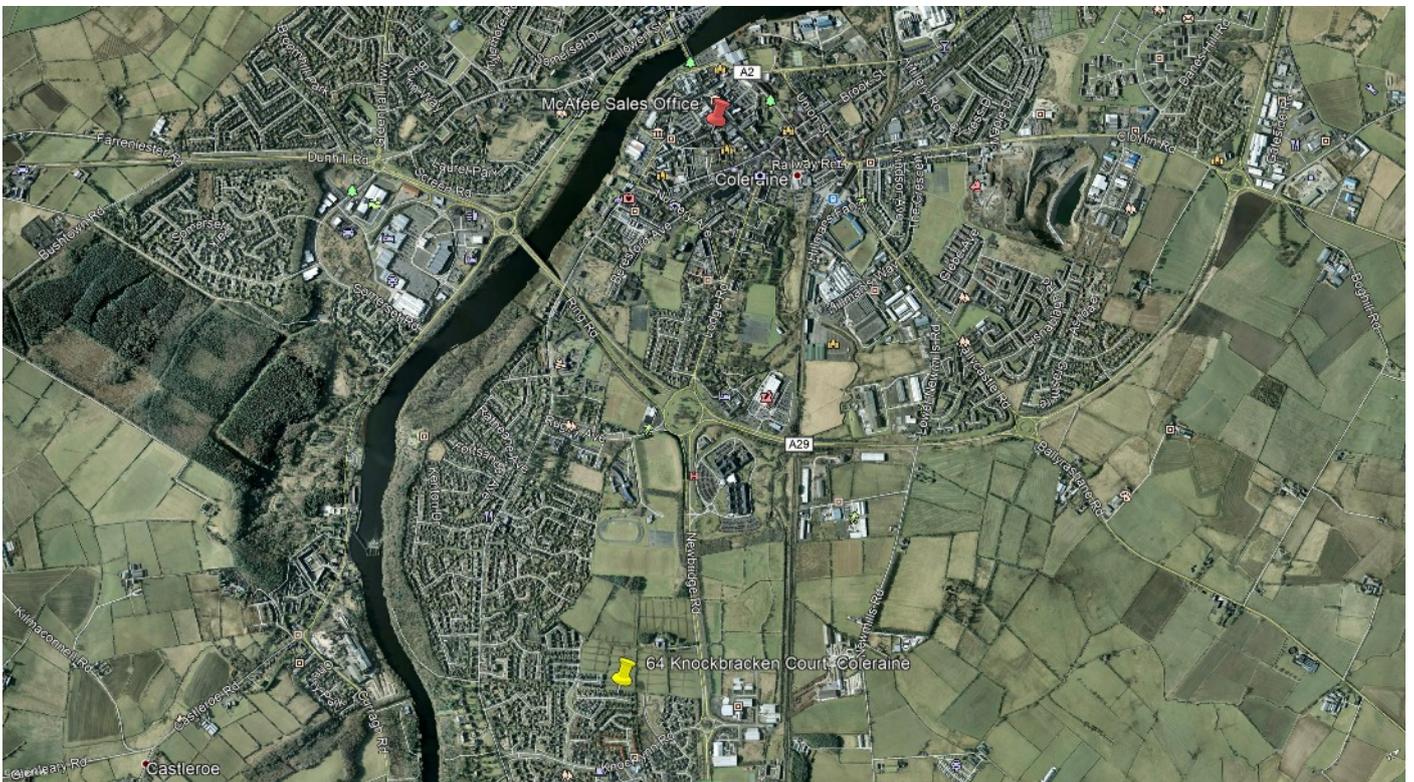
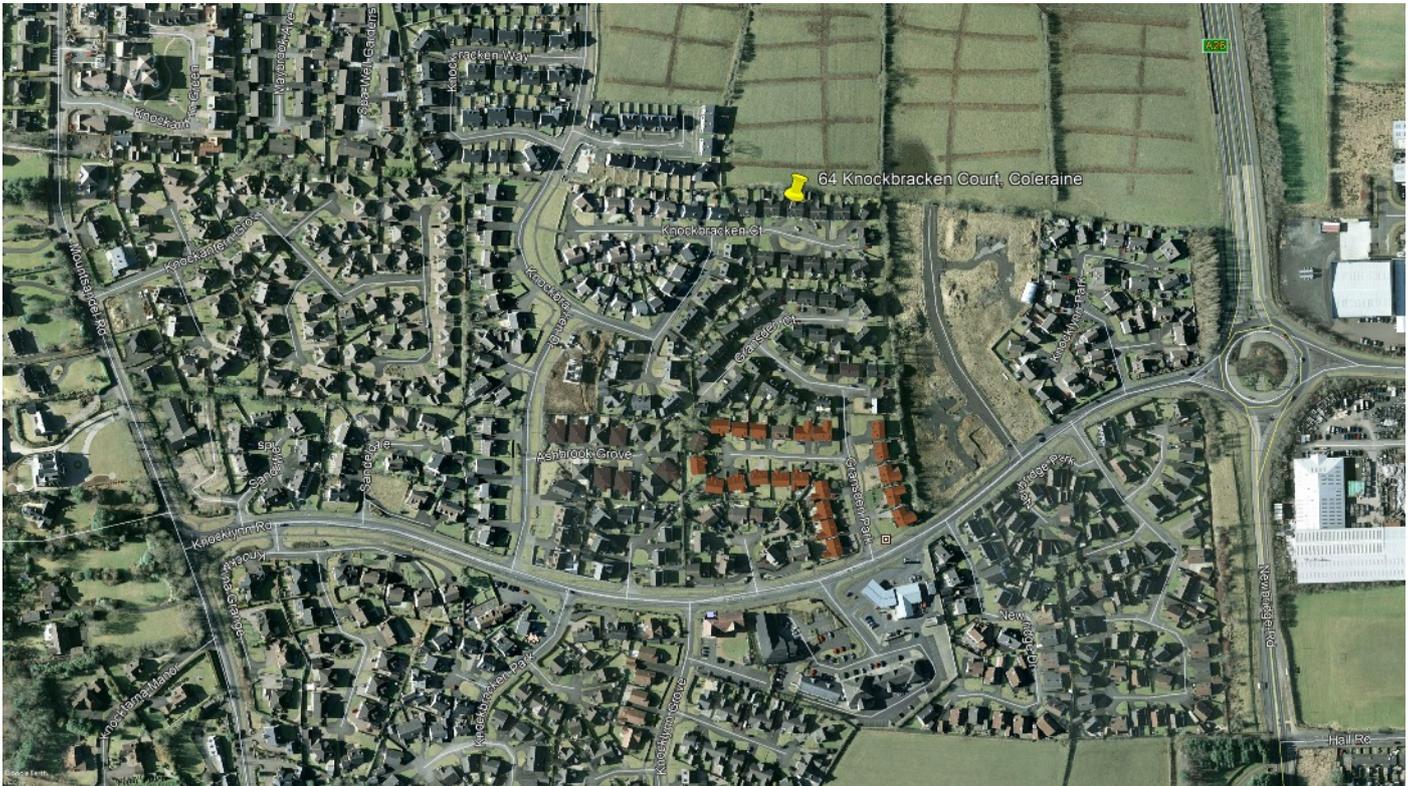
**For illustrative purposes only. Not to scale.**

**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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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.
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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.
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**Property Location:**

On approaching Coleraine along the Mountsandel Road, turn right onto Knocklynn Road, turn left into Knockbracken Drive. Then turn right into Knockbracken Court where Number 64 is situated on the left hand side.

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Energy Efficiency Rating		
	Current	Potential
<b>Very energy efficient - lower running costs</b>		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	61	68
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
<b>Not energy efficient - higher running costs</b>		
<b>Northern Ireland</b>		EU Directive 2002/91/EC
<b>Full EPC available on request</b>		

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  
 COL0079 150920/SH

OUR OFFICE LOCATION



Google maps

