

For Sale

74 Grasmere, Coleraine, BT52 2DJ

Offers Over **£132,500**



Property Overview

- Semi-Detached house
- 3 Bedrooms, 1 Reception Room
- uPVC double glazed Door and windows
- Oil fired central heating
- Ideal first time buyer / Investor property
- Good condition throughout
- Driveway Parking space
- Rates: The assessment for the year 2020/2021 is £1058.25
- EPC Rating - 68D

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Entrance Hall:

With telephone point, cloaks cupboard, understairs Storage.

W.C:

Comprising W.C. and wash hand basin with tiled splash back, tiled floor.



Lounge:

15'01 X 12'04 (MAX) with laminated flooring, Open fireplace with wood surround, tiled hearth and Cast-iron inset, French double doors leading too:

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Kitchen / Dining Area:

13'11 X 11'0 (MAX) with fully fitted eye and low-level units, stainless steel sink unit and drainer, tiled between units, integrated dishwasher, integrated Beko Oven, Fagor electric hob, stainless steel extractor fan, integrated fridge freezer, tiled floor UPVC sliding patio door leading to rear garden.

Utility Room:

With low level units, tiled floor, stainless steel sink unit and drainer, space for washing machine and tumble dryer, oil fired boiler, uPVC door leading to rear garden.

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FIRST FLOOR

Landing:

With access to Hot press, access to roof space.

Bedroom 1:

12'02 X 11'0 with telephone point and television point.

En-suite:

With fully tiled walk in shower cubicle with electric shower system, W.C. and wash hand basin, tiled floor, extractor fan.



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Bedroom (2):
12'07 X 10'06 (MAX)



Bedroom (3):
9'02 X 8'09 (MAX) with built in wardrobe/ storage closet.

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Bathroom:

Comprising W.C. and wash hand basin with tiled splashback, panel bath with tiled surrounding splash back, tiled floor, fully tiled shower cubicle with electric shower system, extractor fan.



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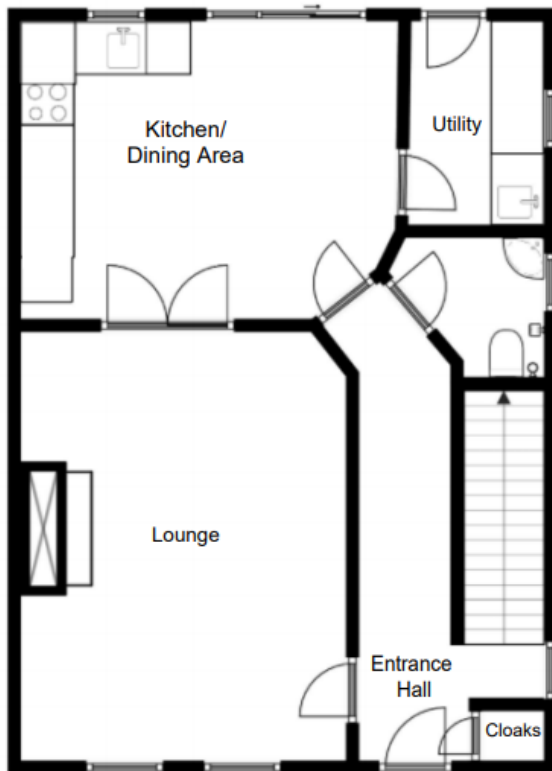


Exterior Features:

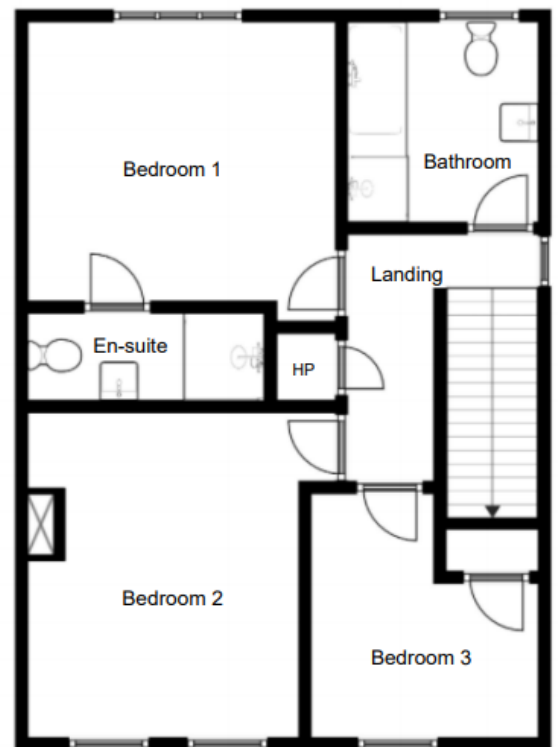
Garden to rear partial enclosed by fence with access gate to rear of driveway, Garden to rear laid in lawn. PVC oil tank enclosed by fence, open plan garden to front laid in lawn, driveway to side laid in coloured stone.

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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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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:

Entering Coleraine via the Ring Road, take the second left at the Ballycastle Roundabout. Take the next left into Beechfield Park. Continue straight on and take a left into Grasmere, continue straight on where number 74 is located on the left.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		
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
 COL0101 310321/JM

OUR OFFICE LOCATION



mcafee

24 New Row
 Coleraine
 BT52 1AF



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