

For Sale

61 Portrush Road, Coleraine, BT52 1RB

Offers Over **£149,950**



Property Overview

- Mid-terrace house
- 3 Bedrooms 2 Reception Rooms + Attic Room
- Oil fired central heating
- uPVC double glazed doors and windows
- uPVC fascia, soffit and downpipes
- Off street parking
- Enclosed garden to rear
- Only 4.5 miles from Portrush & Portstewart
- Rates: The assessment for the year 2021/2022 is £899.11
- EPC Rating -39E

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ENTRANCE PORCH:

With uPVC front door, wooden effect flooring, wood framed glass door leading into:

ENTRANCE HALL:

With wooden effect flooring, telephone point, access to under stairs storage.

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LOUNGE:

12'2 x 11'6 (3.71m x 3.51m) With wooden effect flooring, telephone and television point, open fireplace with wooden surround, cast iron inset, tiled hearth, Bay window, wired for wall lights.

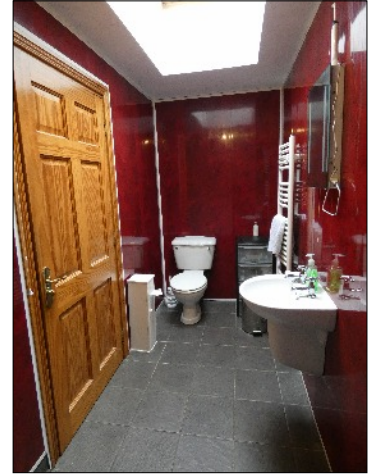
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KITCHEN:

14'6 x 9'10 (4.42m x 3.00m) With eye and low-level units, tiled between units, one and a half basin stainless steel sink unit, tiled floor, wooden panel roof, ceiling spotlights, plumbed for washing machine, integrated Belling oven, integrated electric hob, stainless steel extractor fan, 10 bottle wine rack.

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UTILITY ROOM:

11'11 x 7'8 (3.63m x 2.34m) With eye and low-level units, single bowl stainless steel sink unit, tiled above units, tiled flooring, space for dishwasher & tumble dryer, access to storage closet, uPVC door leading to rear, access to:

WET ROOM:

11'11 x 4'5 (3.63m x 1.35m) With W.C. and wash hand basin, tiled floor and PVC wall panelling, Redring electric shower system, heated towel rail, extractor fan, skylight window.



DINING ROOM:

12'2 x 10'2 (3.71m x 3.10m) With wooden effect flooring, television point.

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FIRST FLOOR LANDING: Access to hot press.



BEDROOM 1:
11'10 x 10'3 (3.61m x 3.12m) With fitted built in mirrored sliderobes.

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BEDROOM 2:
11'6 x 7'4 (3.51m x 2.24m) With television point, Bay window looking out onto front.



BEDROOM 3:
7'10 x 7'10

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BATHROOM:

Comprising of panel bath, shower cubicle with Redring electric shower system, W.C. and wash hand basin, PVC wall and roof panelling, extractor fan, bidet.

SECOND FLOOR



ATTIC ROOM:

16'9 x 9'7 (5.11m x 2.92m) With television point, Velux window, access to eaves.

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EXTERIOR FEATURES:

Tarmac driveway to front, access to rear via lane to side, rear concrete area fully enclosed by fence, outside water tap, oil fired burner, PVC oil tank, access to:

GARAGE:

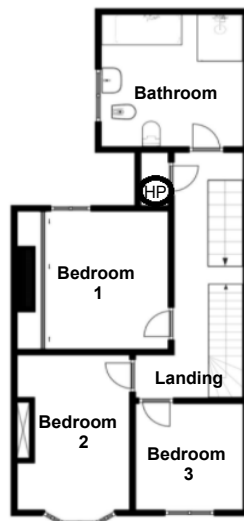
12'5 x 9'4 (3.78m x 2.84m) With uPVC pedestrian door, lights and power points.

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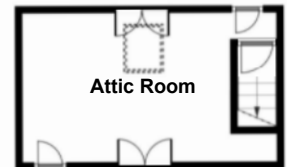
FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

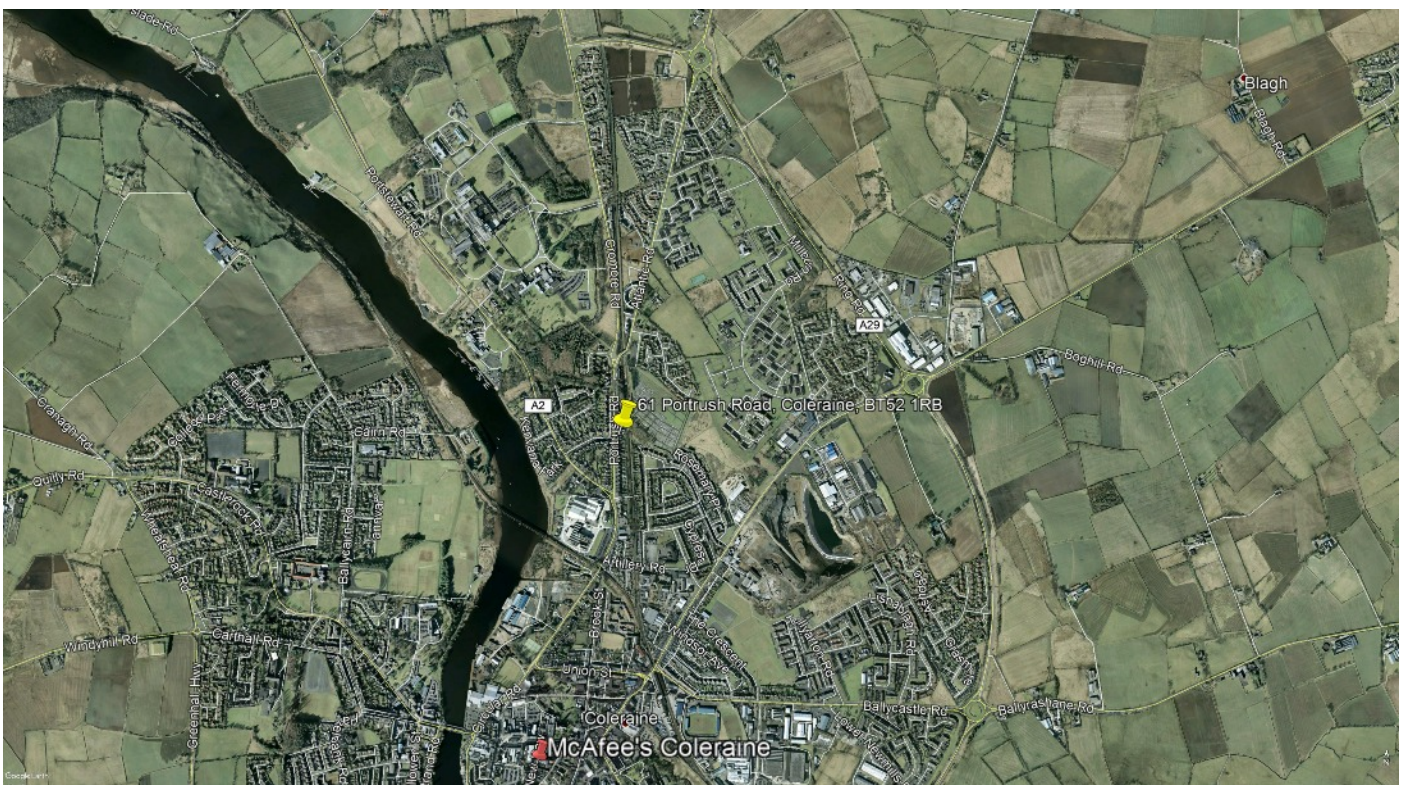
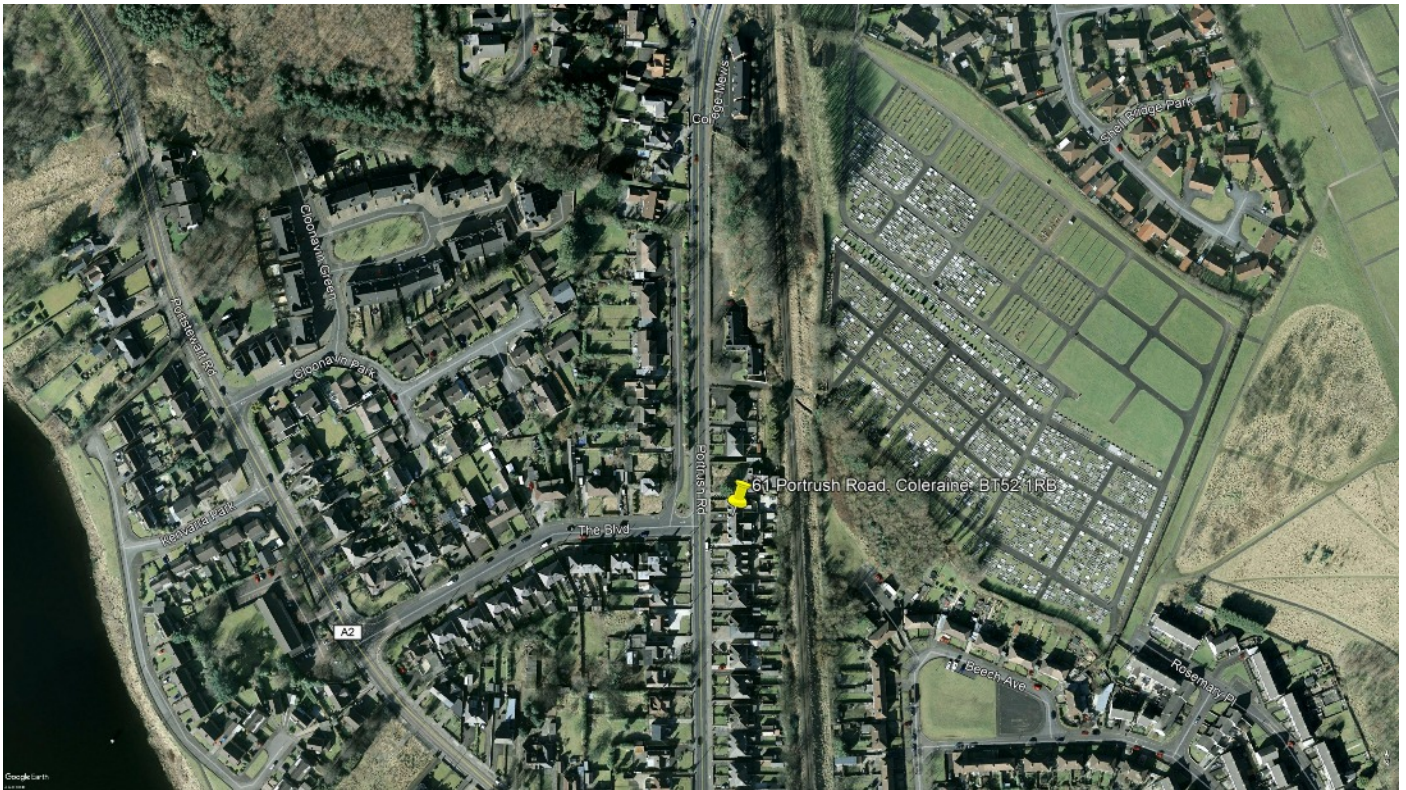
For illustrative purposes only. Not to scale.

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.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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.
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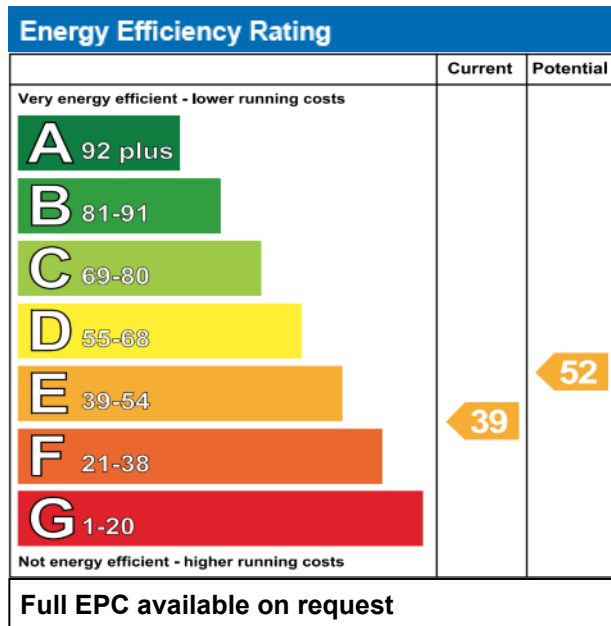
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Property Location:

Entering Coleraine along the Atlantic Road, continue onto the Portrush road, number 61 will be situated on the left.

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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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sales@mcafeeproperties.co.uk

PROPERTY REFERENCE
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OUR OFFICE LOCATION



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