

## For Sale

18 Glebe Avenue, Coleraine, BT52 2EW

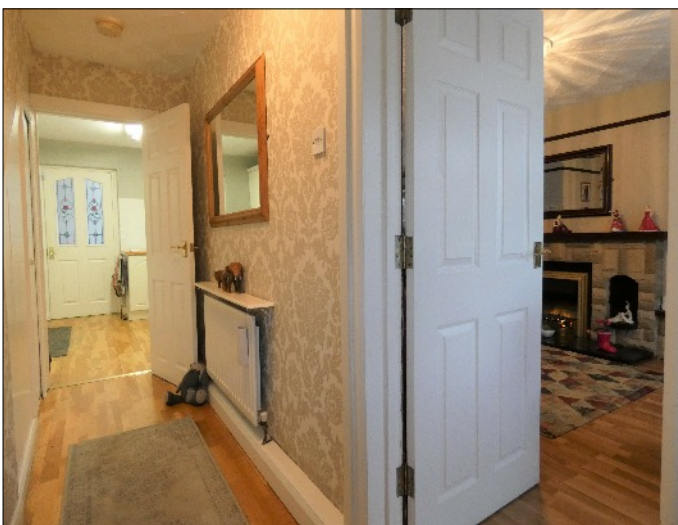
Offers Over **£95,000**



### Property Overview

- End terrace house
- 3 Bedrooms 2 reception rooms
- Gas central heating
- uPVC double glazed doors & windows
- Enclosed garden and garage to rear
- Ideal first time buyer or investment property
- Excellent decorative order throughout
- Rates: The assessment for the year 2021/2022 is £578.00
- EPC Rating - D62

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**ENTRANCE HALL:**

With uPVC entrance door, laminated flooring, telephone point, access to under stairs storage.



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**LOUNGE:**

13' 2" x 12' 0" (4.01m x 3.66m) (MAX) With laminated flooring, fireplace with wooden mantel, tiled inset and hearth, telephone and television point.



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**DINING AREA:**  
9' 11" x 7' 10" (3.01m x 2.40m)



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**KITCHEN:**

10' 5" x 9' 4" (3.17m x 2.85m) With eye and low level units tiled between, single basin stainless steel sink with drainer, electric oven and hob with overhead extractor fan, space for washing machine, space for free standing fridge freezer, serving hatch into dining area.



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**CONSERVATORY:**

13' 0" x 9' 2" (3.97m x 2.79m) (MAX) With tiled floor, access to W.C., access into garage, uPVC door leading too rear.



**W.C. Room:**

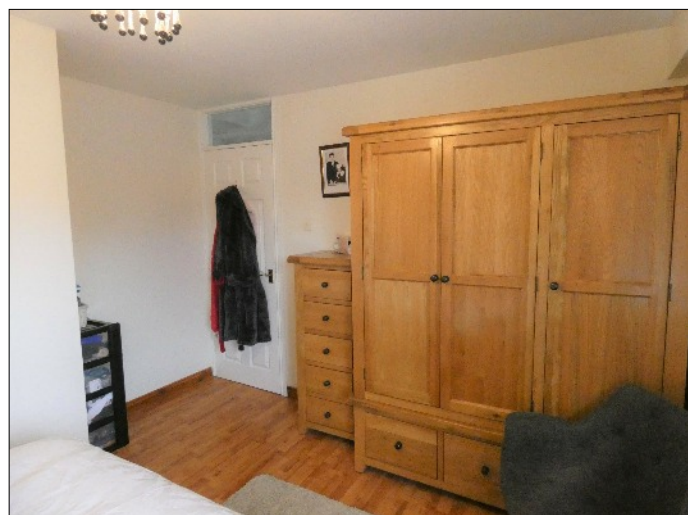
With W.C. and wash hand basin with tiled splash back.



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**FIRST FLOOR:**

**LANDING:** with access into roof space.



**BEDROOM 1:**

12' 1" x 8' 11" (3.69m x 2.73m) (MAX) With laminated flooring, television point,



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**BEDROOM 2:**

12' 2" x 8' 6" (3.71m x 2.59m) (MAX) With laminated flooring, built in sliderobes.



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**BEDROOM 3:**

9' 2" x 6' 6" (2.79m x 1.97m) (MAX) With laminated flooring, access to gas boiler.



**BATHROOM:**

Comprising fully tiled walk in shower cubicle with mains shower system. W.C. and wash hand basin, fully tiled walls.



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**EXTERIOR FEATURES:**

Front paved and enclosed by boundary wall and gate, Lean too storage area to side with gated access from front and rear, concrete yard to rear enclosed by boundary wall with gated access, outside light, outside watertap.

**GARAGE:**

18' 1" x 16' 5" (5.50m x 5.00m) (MAX) With power sockets and lighting, with double door access.



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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.
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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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 from the Ballycastle Road, turn right into Tullyarton Road. Take an immediate left where number 18 is situated on the right.



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### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	64   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](http://www.mcafeeproperties.co.uk)  
[sales@mcafeeproperties.co.uk](mailto:sales@mcafeeproperties.co.uk)

**PROPERTY REFERENCE**  
**COL0140 040122/SH**

### OUR OFFICE LOCATION



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