

**For Sale**

88 Bushmills Road, Coleraine, Co Londonderry, BT52 2BT

Offers Over **£110,000****Property Overview**

- Mid Terrace House
- 3 Bedrooms, 1 Reception Rooms
- Oil fired Central Heating
- Woodgrain uPVC double glazed windows
- Oak interior doors
- Close to neighbourhood shops, both primary and secondary schools
- Ideal for first time buyer / investor buyer
- Parking to the rear of the property off Cypress Drive
- Rates: The assessment for the year 2024/2025 is £661.77
- EPC Rating - E46

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**ENTRANCE HALL:**

With wooden single glazed glass panel front door, tiled floor, open under stairs storage.



**LOUNGE:**

17' 8" x 10' 10" (5.38m x 3.30m) (MAX) With brick fireplace, wooden effect flooring, glass panel door to:

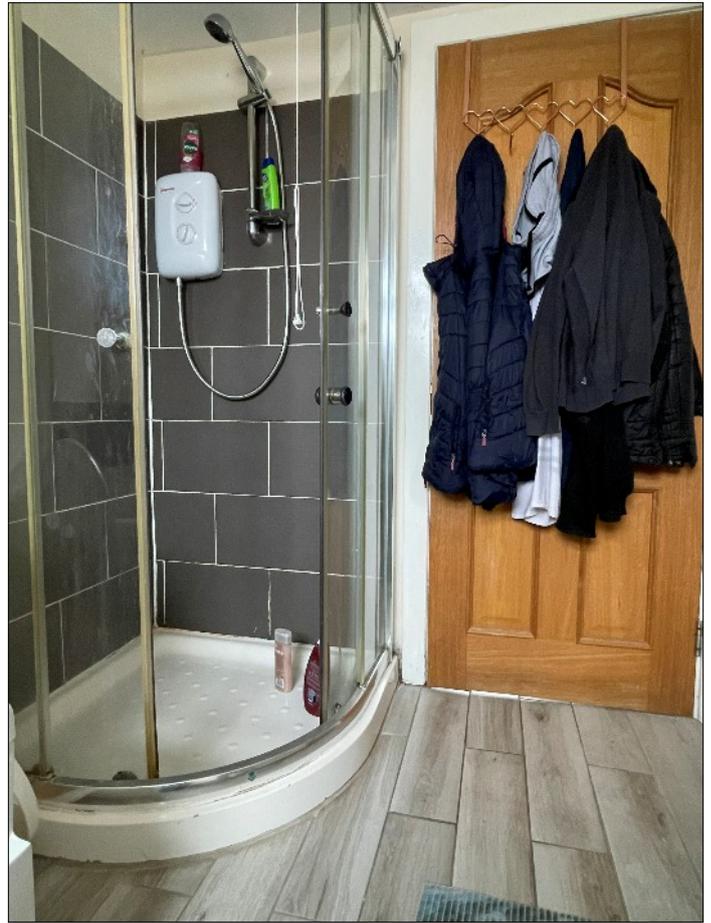
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**KITCHEN / DINING AREA:**

10' 7" x 9' 2" (3.22m x 2.79m) With eye and low level units, tiled between units, single drainer stainless steel sink unit, Neff oven and hob, stainless steel extractor fan, plumbed for washing machine, recess lighting, tiled floor, woodgrain uPVC glass panel rear door.

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**BATHROOM:**

Comprising panel bath with part tiled walls above, tiled corner shower cubicle with Redring electric shower fitting, wash hand basin, w.c., tiled floor, recess lighting.

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**FIRST FLOOR**

**LANDING:**

With access to roof space.

**BEDROOM 1:**

14' 5" x 10' 2" (4.40m x 3.10m)  
(MAX) With built-in wardrobe.



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**BEDROOM 2:**  
10' 2" x 9' 6" (3.10m x 2.90m) (Max) With hot press.



**BEDROOM 3:**  
9' 2" x 6' 11" (2.80m x 2.10m)

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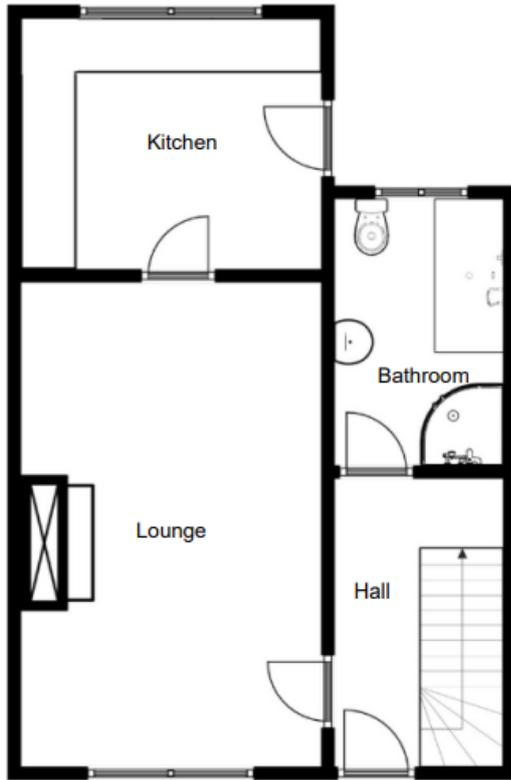


**EXTERIOR FEATURES:**

Garden laid in lawn to the front enclosed by low level fencing with pedestrian gate and concrete path. Patio area to the rear with screened parking (access off Cypress Drive). PVC oil tank. Outside lights to the rear. Water tap to the rear. Boiler house.

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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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		65 D
39-54	<b>E</b>	46 E	
21-38	<b>F</b>		
1-20	<b>G</b>		
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**

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[coleraine@mcafeeproperties.co.uk](mailto:coleraine@mcafeeproperties.co.uk)

**PROPERTY REFERENCE**  
 COL0245 190424/JM

**OUR OFFICE LOCATION**



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