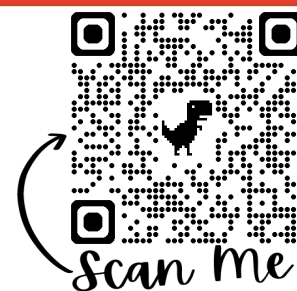


For Sale

3, 5 and 7 Laurel Hill Road, Coleraine, BT51 3AY

Offers Over **£150,000**



Property Overview

- No 7 Laurel Hill Road - Property Overview

End Terrace Chalet Bungalow 2 Bedrooms, 1 Reception Room, Oil heating, uPVC double glazed windows, Close to primary schools and neighbourhood shops, Large garden to the rear with wooden garden shed

- Rates: The assessment for the year 2024/2025 is £686.28
- EPC Rating - D56

- No 3 & 5 Laurel Hill Road - Property Overview

Mid Terrace Chalet Bungalow 3 Rooms, 1 Reception Room, Double glazed windows, Plumbed with radiators for heating, Store at the rear of the property, In need of renovation / modernisation

- Rates: The assessment for the year 2024/2025 is £705.89
- EPC Rating - F37

3, 5 and 7 Laurel Hill Road, Coleraine, BT51 3AY

Number 7

Entrance Hall:

With woodgrain uPVC glass panel front door, tiled floor, half panelled walls.

Lounge:

16' 8" X 10' 9" (5.09m X 3.28m) with tiled fireplace and hearth, wooden mantle, laminate flooring. Door to Rear Hall.



3, 5 and 7 Laurel Hill Road, Coleraine, BT51 3AY



Kitchen:

10' 7" X 8' 8" (3.23m X 2.65m) with eye and low level units, tiled between units, tiled floor, single drainer stainless steel sink unit, Indesit hob, Whirlpool hob, Electrolux extractor fan, space for fridge / freezer, plumbed for washing machine.

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**Rear Hall:**

With under stairs storage housing hot press, tiled floor, farm house style door with glass panel.

Bathroom:

Comprising panel bath with telephone hand shower, Redring electric shower fitting and shower screen over bath, wash hand basin, w.c., fully tiled walls and ceiling, extractor fan, tiled floor, heated towel rail.

FIRST FLOOR**Landing:**

With half panelled walls, wooden flooring.

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Bedroom 1:
13' 3" X 10' 1" (4.05m X 3.07m) with access to eaves.



Bedroom 2:
13' 3" X 8' 2" (4.05m X 2.5m) with access to eaves.

3, 5 and 7 Laurel Hill Road, Coleraine, BT51 3AY



EXTERIOR FEATURES

Garden to the rear with wooden shed. PVC oil tank. Boiler. Outside light to the rear. Water tap to the rear. Vehicular gates to the side. Screened laneway to the rear.



3, 5 and 7 Laurel Hill Road, Coleraine, BT51 3AY

Number 3 and 5

PROPERTY OVERVIEW

Mid terrace chalet bungalow, 3 rooms, 1 reception room, uPVC double glazed windows, plumbed with radiators for heating, store at the rear of the property, in need of renovation / modernisation.

Summary of accommodation

Entrance porch and hall, lounge, kitchen, shower room, 2 rooms on first floor, rear porch with room above.



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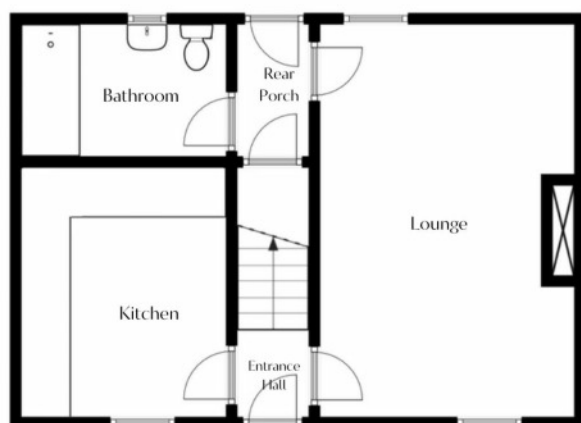


Tenure: To Be Confirmed

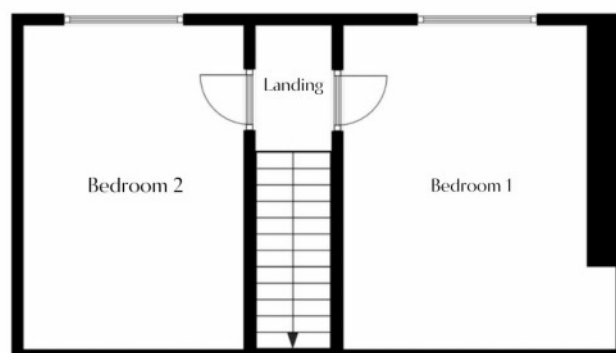
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FLOOR PLANS

No 7 Laurel Hill Road



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.

MISREPRESENTATION CLAUSE: McAfee Sales, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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.
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.
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.



Entering Coalmine from the Dunhill Road, take the second exit at the Greenmount Roundabout onto Laurel Hill Road. Continue for a quarter mile and number 3, 5 and 7 is located on the left hand side.

3, 5 and 7 Laurel Hill Road, Coleraine, BT51 3AY

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
	56	63
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
coleraine@mcafeeproperties.co.uk

PROPERTY REFERENCE
COL0296 250425/RT

OUR OFFICE LOCATION



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24 New Row
Coleraine
BT52 1AF



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