

For Sale

14 Gransden Court, off Knocklynn Road,
Coleraine, BT52 1ZF

Offers Over **£185,000**



Property Overview

- Semi Detached House
- 3 Bedrooms, 1 Reception Room
- Oil fired Central Heating
- uPVC double glazed windows
- uPVC fascia, soffits and guttering
- Convenient to neighbourhood shops
- Enclosed patio area to the rear
- Parking area to the front with space for 2 cars
- Well presented home
- Rates: The assessment for the year 2024/2025 is £1125.30
- EPC Rating - D62

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Entrance Hall:

With uPVC glass panel front door, wooden effect flooring, under stairs storage, telephone point, door to lounge and kitchen.

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Lounge:

16' 2" X 12' 6" (4.93m X 3.81m) with wooden surround fireplace, cast iron inset and tiled hearth, television point, wooden effect flooring, dimmer switch lighting, sliding glass panel doors to:

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Kitchen / Dining Area:

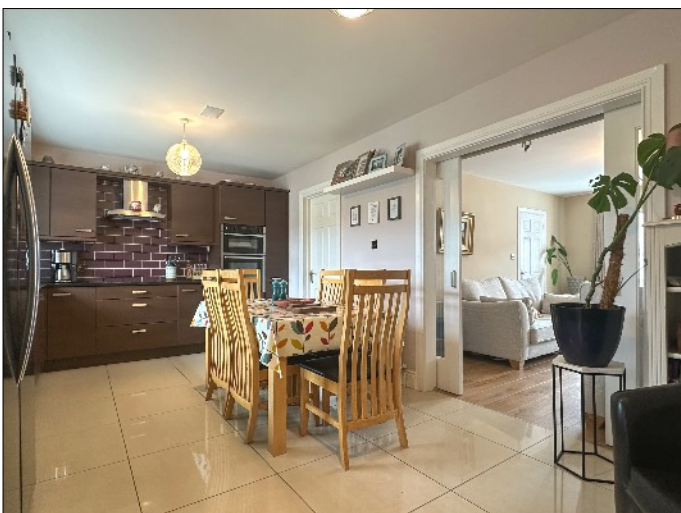
19' 0" X 10' 9" (5.78m X 3.27m) with eye and low level units including saucepan drawers and pull out larder unit, tiled between units, Neff double oven, hob, integrated Bosch dishwasher, pelmet with recess lighting, one and a half bowl stainless steel sink unit, granite worktop, tiled floor, space for fridge / freezer, glass panel door to:

Utility Room:

6' 7" X 6' 6" (2.0m X 1.98m) with eye and low level units, tiled between units, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer, tiled floor, glass panel door to the rear.

Cloakroom:

Comprising wash hand basin, w.c., tiled floor, extractor fan, shelving, housing boiler.



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FIRST FLOOR

Landing:

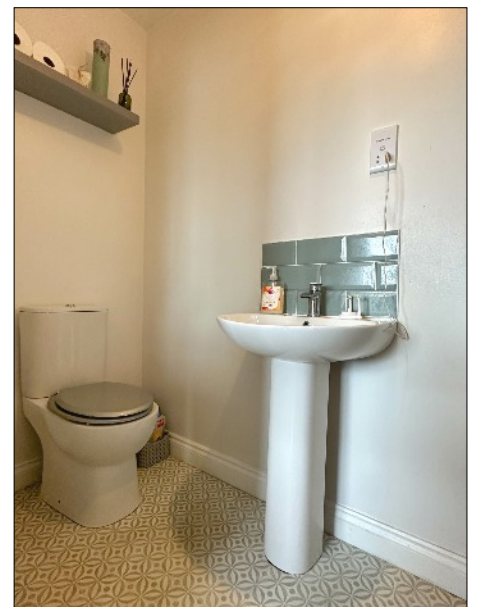
With hot press and access to roof space.

Bedroom 1:

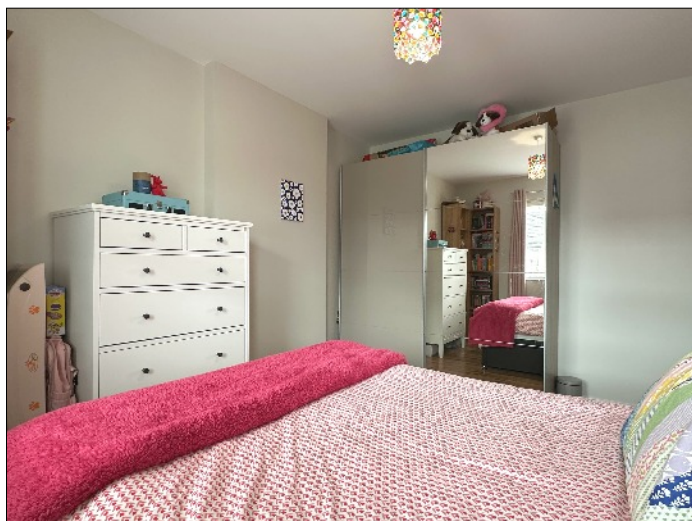
11' 6" X 10' 8" (3.5m X 3.25m) with television point, wooden effect flooring.

En-suite:

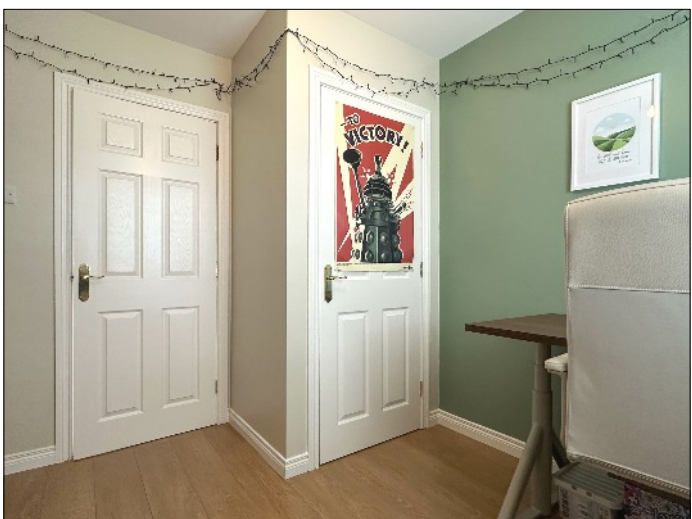
Comprising wash hand basin, w.c., extractor fan, shaver point, dimmer switch lighting, provision for shower cubicle.



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Bedroom 2:
12' 6" X 9' 10" (3.81m X 3.0m) with wooden effect flooring.



Bedroom 3:
9' 2" X 8' 9" (2.8m X 2.67m) including built in wardrobe, wooden effect flooring.

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Bathroom:

Comprising panel bath with telephone hand shower, wash hand basin, w.c., tiled corner shower cubicle with Redring electric shower fitting, half tiled walls and behind wash hand basin.

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EXTERIOR FEATURES:

Tarmac parking area to the front suitable for 2 cars. Screened bed to the front. Exterior canopy above the front door. Paved patio area to the rear enclosed by fencing with pedestrian gate to the side. Outside light to front and rear. Water tap to the rear. PVC oil tank to the rear.

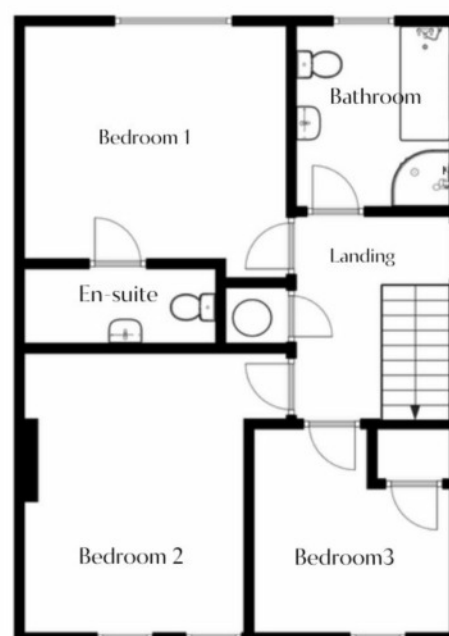


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FLOOR PLANS



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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5. Any areas, measurements or distances referred to herein are approximate only.
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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.
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Property Location:

On entering Coleraine via the Newbridge Road at the Wattstown roundabout take the first exit onto Knocklynn Road. Take the third right into Gransden Park, follow the road until the first T junction and take a left, then left again and Number 14 will be situated on the left hand side.

Tenure: Freehold

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	62	67
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
Northern Ireland <small>EU Directive 2002/91/EC</small> 		
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
COL0304 020525/RT

OUR OFFICE LOCATION



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