



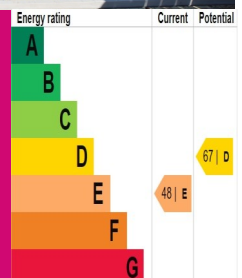
39 CIRCULAR ROAD, COLERAINE, BT52 1PU



- MID TERRACE FAMILY HOME
- ENCLOSED GARDEN TO THE REAR
- SUPERB LOCATION

- EXCELLENT CONDITION
- 3 BEDROOMS
- OIL FIRED CENTRAL HEAT-

OFFERS AROUND £104,950





Philip Tweedie and Company are delighted to bring to the market this exceptionally presented mid terrace property in the heart of Coleraine.

The location of the property allows for easy access to the Town Centre, Bus/Train Station nursery, primary and secondary schools.

Early viewing is strongly recommended as a property in this location and condition is sure to attract interest from owner occupiers, inventors and first time buyers.

FEATURES

- 3 bedrooms, kitchen, reception and bathroom
- Enclosed garden to the rear.
- Presented to the highest standard throughout.
- Oil fired central heating and double glazed windows.
- Detached garage.
- Upvc double glazed windows
- Private parking to the rear.
- Close proximity to a number of local amenities

(028) 7034 4433

WWW.PHILIPTWEEDIE.COM

ACCOMMODATION

ENTRANCE PORCH

Leading to..

LOUNGE (6.53m x 4.19m)

Laminate wooden floor. Fireplace with electric insert, tiled hearth and wooden surround.

KITCHEN (4.19m x 2.90m)

Tiled floor, part tiled walls. Range of high and low level units. Stainless steel sink with drainer unit, drying rack and mixer tap. Space for hob/oven, dishwasher and fridge freezer. Extractor fan. Plumbed for washing machine.

FIRST FLOOR

BEDROOM 1 (4.29m x 2.92m)

Laminate wooden floor.

BEDROOM 2 (3.45m x 2.26m)

Laminate wooden floor.

BEDROOM 3 (2.92 x 2.51m)

Laminate wooden floor.

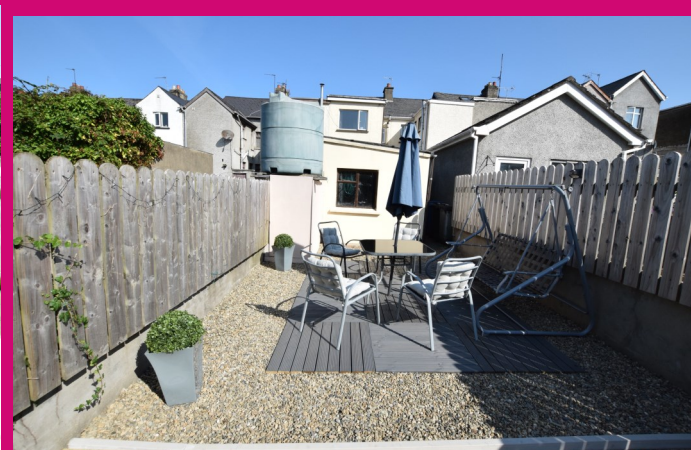
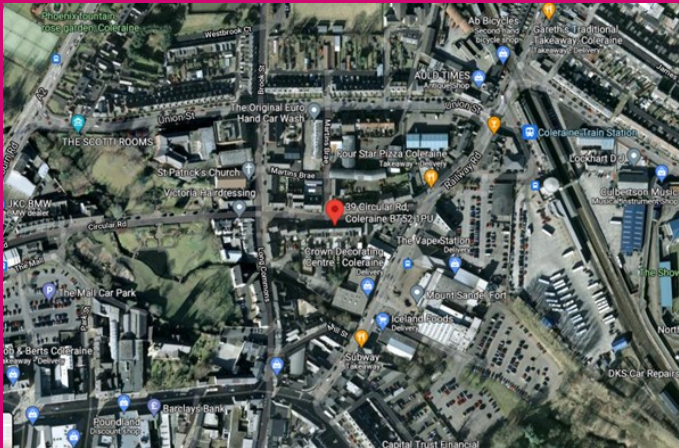
BATHROOM

Three piece white suite comprising of low flush W/C, wash hand basin, bath with overhead electric shower and shower screen. Laminate wooden floor.





Regulated by RICS



EXTERNAL FEATURES

DETACHED GARAGE

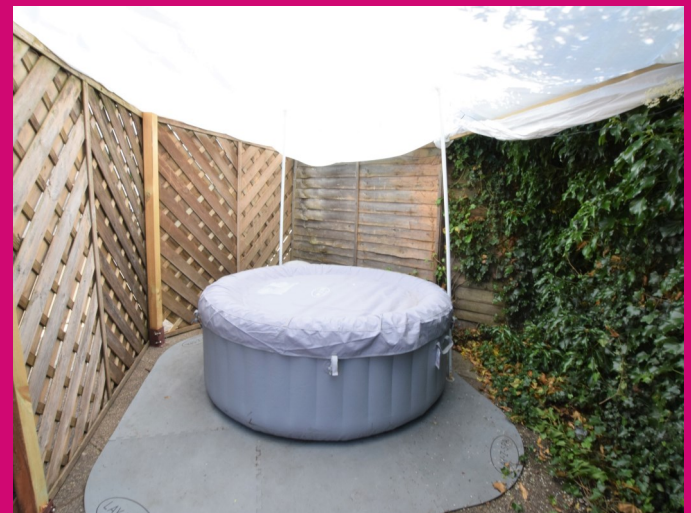
- External tap.
- External light.
- Enclosed garden and patio area
- Off Street parking.

ADDITIONAL INFORMATION

ANNUAL RATES:

Directions

Circular Road is located on the first right hand turn off on Railway Road, Coleraine.



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.