



3 HILLSIDE CRESCENT, COLERAINE, BT51 3AP



- DETACHED HOUSE
- OIL HEATING
- UNIQUE FEATURE
- 3/4 BEDROOMS
- 2/3 RECEPTION ROOM
- 2 BATHROOM

OFFERS AROUND £187,500

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54	51	70
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



Beautiful detached property on the extremely popular Ballycairn Road that extends to nearly 2,000sqft. This home has been lovingly maintained by its current owners. It can be used as a four bedroom one reception property or as it is in its current form – 3 bedrooms, two reception rooms and kitchen.

Being so close to DH Christie Memorial Primary School, Coleraine Grammar School, Loreto College, and Coleraine College – this home would be perfect for a young family. There is a further option to use the garage as an office.

FEATURES

- Property extends to approximately 1980 sqft
- Can be used as a four bedroom
- Current layout consists of three bedrooms (1 ensuite), lounge, living room, kitchen, utility room, bathroom
- Integrated garage which is used as a study / art room and could be used as an office
- Situated in a quiet and private cul- de- sac
- Walking distance to a number of schools, health centre and the town centre itself
- Oil fired central heating
- Double glazing windows in uPVC frames

(028) 7034 4433

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ENTRANCE HALL

uPVC glass panel front door, tiled floor, storage cupboard.

STUDY/BEDROOM

(3.7m x 3.8m)

Double carpeted room with telephone point.

KITCHEN

(5.7m x 3.5m)

High and low level storage units, granite worktops, space for cooker with stainless steel extractor hood over, space for American fridge freezer, space for dishwasher, island with storage and stainless steel sink. TV point, part tiled walls and tiled floor.



UTILITY ROOM

(3.5m x 2m)

High and low level storage units, stainless steel sink unit, space for washing machine and tumble dryer. Part tiled walls and tiled floor. Access to rear.

FIRST FLOOR

Carpeted hall.

LIVING ROOM

(4.9m x 4.5m) - at widest points

Large carpeted room with wood burning stove and TV point.



LOUNGE

(4.6m x 3.5m)

Sold wood floor, spotlights. Patio sliding doors to rear patio area.

SECOND FLOOR

Shelved Hotpress, storage cupboard and access to roofspace.

MASTER BEDROOM

(4.2m x 3.5m)

Double carpeted room with TV point.

EN-SUITE—comprising low flush WC, pedestal wash hand basin, tiled shower cubicle with electric shower 'Velux' window, extractor fan. Part tiled walls and tiled floor.



BEDROOM 2:

(2.4m x 2.7m)

Carpeted single room to front.

BEDROOM 3:

(3.4m x 3.7m)

Carpeted double room to front.

BATHROOM

Comprising panel bath with shower attachment over, low flush WC, pedestal wash hand basin, 'Velux window' and extractor fan. Part tiled walls and tiled floor.





Regulated by RICS



EXTERNAL FEATURES

- Paved patio area to rear.
- Tarmac driveway with parking to front with grass areas.
- PVC oil tank
- Outside tap and light.
- Parking to front and rear

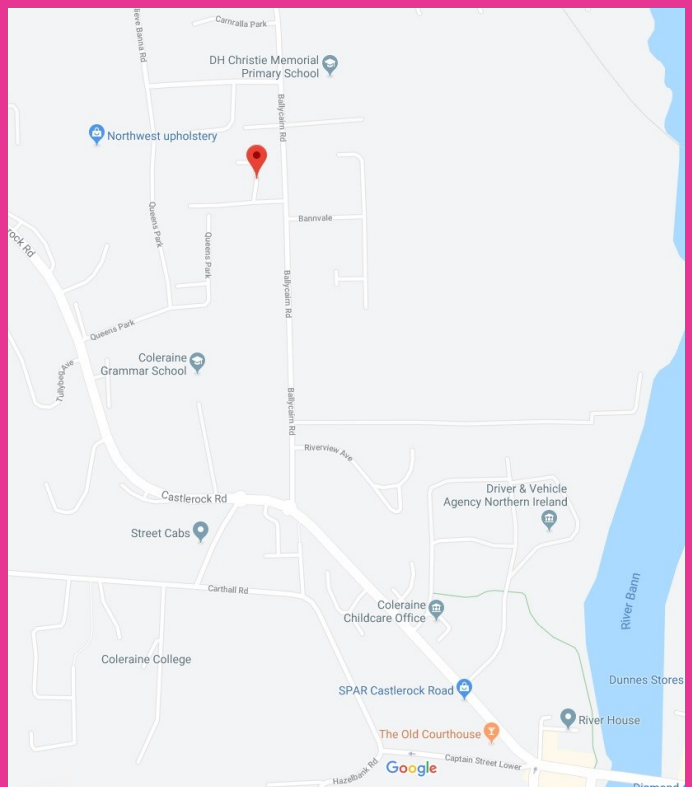
DIRECTIONS

Travelling out of town on the Castlerock Road take a right onto Ballycairn Road. Hillside Crescent is the first exit on the left hand side.

ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1,352



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

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