99 BALLYLINTAGH CRESCENT, COLERAINE BT51 3SW

- **MID TERRACE**
- **3 BEDROOMS**
- **INVESTMENT POTENTIAL**
- **OCUNTRYSIDE VIEWS**
- **1 RECEPTION ROOM**
- **ENCLOSED REAR GARDEN**

FIXED PRICE £65,000

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		64
E 39-54		
F 21-38	38	
G 1-20		
Not energy efficient - higher running costs		

Three bedroom mid terrace property that is keenly priced to attract interest. Countryside views to front and a good sized garden found to the rear

FEATURES

- Three bedrooms, living room, Kitchen / dining room, upstairs bathroom
- Extends to approximately 990 sqft
- Full enclosed rear garden
- Quiet area
- Excellent asking price
- Located on the outskirts of town
- Oil heating system (untested)
- Would make a good investment

(028) 7034 4433

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ACCOMMODATION

HALLWAY

Laminate wood floor and under stair storage.

LIVING ROOM

3.9m x 3.7m

Laminate wood floor and open fire with tiled hearth and wooden surround.

KITCHEN/DINING

5.7m x 2m

High and low level storage units.

REAR PORCH

FIRST FLOOR

Landing with hotpress and storage x 2

BATHROOM

Tiled floor, low flush WC and pedestal wash hand basin. Panel bath and shower cubicle with electric shower.

BEDROOM 1
2.5m x 2.5m

Single room to front with built in storage and countryside views.

BEDROOM 2
3.7m x 2.5m

Double room to back with built in storage and countryside views.

BEDROOM 3
3.8m x 3.8m

Double room to front with countryside views.

EXTERNAL FEATURES

- Countryside views to front
- Driveway and lawn to front
- Fully enclosed rear garden
- Concrete yard and lawn area to rear.
- Store to rear.

DIRECTIONS

Ballylintagh Crescent is located along the Moneybrannon Road

ADDITIONAL INFORMATION

TENURE: tbc

ANNUAL RATES: £574