



**99 BALLYLINTAGH CRESCENT, COLERAINE BT51 3SW**



- MID TERRACE
- 3 BEDROOMS
- INVESTMENT POTENTIAL

- OCUNTRYSIDE VIEWS
- 1 RECEPTION ROOM
- ENCLOSED REAR GARDEN

**FIXED PRICE £65,000**

Very energy efficient - lower running costs		Current	Potential
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**

**WWW.PHILIPTWEEDIE.COM**

## **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.







Regulated by RICS

### 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

Ballylntagh Crescent is located along the Moneybrannon Road

### ADDITIONAL INFORMATION

**TENURE:** tbc  
**ANNUAL RATES:** £574



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

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