

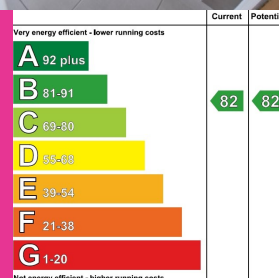


103 THE SALMON LEAP, COLERAINE, BT51 3TX



- 3 BEDROOMS
- MODERN KITCHEN
- TOWNHOUSE
- POPULAR AREA
- GAS HEATING
- APPROX 1,050 SQFT

OFFERS OVER £129,950





***Stunning three bedroom property in one of Coleraine's newest and most popular developments - 'The Salmon Leap'***

***The current vendors have kept this townhouse in very good condition internally and externally from new build.***

***Close proximity to Somerset Forest, The Jet Centre Entertainment Complex and the Riverside Retail Park.***

#### **FEATURES**

- Property extends to approximately 1,050 sqft
- Three bedrooms, living room, kitchen / dining, downstairs WC and bathroom.
- Very good condition
- Located within a quiet development
- Gas fired central heating
- Double glazed throughout
- Fully enclosed rear garden with patio and lawn areas
- Modern kitchen with integrated appliances.

**(028) 7034 4433**

**WWW.PHILIPTWEEDIE.COM**



## **ACCOMMODATION**

### **HALLWAY**

Composite front door, tiled floor and telephone point.

### **LIVING ROOM**

Carpeted room with TV point and feature electric wall hung fire. Access to under stair storage.



### **KITCHEN/DINING**

Tiled floor and part tiled walls. High and low level storage units. Integrated fridge freezer, oven, gas hob and extractor canopy over. Single stainless steel sink unit and integrated washing machine. Access to rear garden.

### **REAR HALL**

Tiled floor. Access to..



### **DOWNSTAIRS WC**

Tiled floor, low flush WC and pedestal wash hand basin.

## **FIRST FLOOR**

Carpeted hall stairs and landing.  
Shelved Hotpress and access to attic.

### **BEDROOM 1**

Carpeted double room to rear with television point.



### **BEDROOM 2**

Carpeted double room to front with television point.

### **BEDROOM 3**

Single carpeted room to front with telephone point and built in mirrored slide robes.

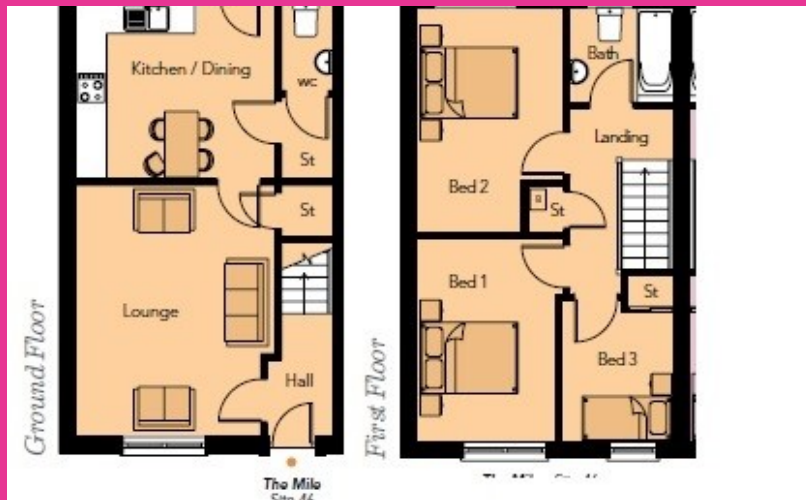
### **BATHROOM**

Tiled floor and part tiled walls. Panel bath with mixer taps and mains shower over. Glass panel shower screen. Low flush WC and pedestal wash hand basin.





Regulated by RICS



### EXTERNAL FEATURES

- Parking to front.
- Fully enclosed rear garden laid in lawn.
- Communal courtyard.
- Outside lights.

### DIRECTIONS

Salmon Leap is located on the Castleroe Road.

### ADDITIONAL INFORMATION

ANNUAL RATES: £761.94 PA

SERVICE CHARGE : £ 120 APPROXIMATELY PA



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

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