

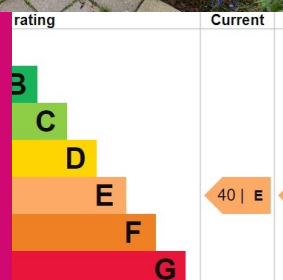


## 9 QUEENS PARK, COLERAINE, BT51 3JS



- DETACHED HOUSE
- MATURE GARDENS
- CONVENIENT TO SCHOOLS
- DETACHED GARAGE
- POTENTIAL TO EXTEND
- POPULAR AREA

**OFFERS OVER £160,000**







**Queens Park is one of Coleraine's most popular residential areas being just off the Castlerock Road and adjacent to both Coleraine Grammar and Loretto College. The home offers good accommodation with the potential to further expand.**



### **FEATURES**

- Detached House
- 3 Bedrooms and 2 Reception rooms
- 2 Bathrooms
- Kitchen with fitted appliances
- Detached garage
- Oil fired central heating system
- Double glazing windows in uPVC frames
- Good gardens to front and rear
- Viewing strongly encouraged



**(028) 7034 4433**

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## **ACCOMMODATION**

### **ENCLOSED ENTRANCE PORCH**

Tiled floor.

### **ENTRANCE HALL**

Cloakroom/Wet room comprising of low flush WC, electric shower with tiled floor and Pvc panelled walls.

### **LIVING ROOM (3.9m x 3.5m)**

Open fire set in stone fireplace and hearth.



### **LOUNGE (5.5m x 4.7m at widest)**

Open fire set in stone fireplace and tiled hearth.



### **KITCHEN / DINING ROOM (4.11m x 2.54m)**

High and level storage units with built in Whirlpool ceramic hob and Bosch under oven with extractor canopy above. Single stainless steel sink unit and plumbed for washing machine.



## **FIRST FLOOR**

### **BEDROOM 1 (3.34m x 3m at widest)**

Built in cupboard.

### **BEDROOM 2 (3.34m x 3.14m)**

Built in cupboard.

### **BEDROOM 3 (3.55m x 3.18m)**

## **BATHROOM**

White suite comprising of panel bath with electric shower over. Low flush WC, pedestal wash hand basin and Pvc panelled walls.

## **SECOND FLOOR**

Roofspace with fixed ladder/stairs access. Currently used as an Art Studio 5.13m x 2.95m. Windows in gable walls.







Regulated by RICS



## EXTERNAL FEATURES

### **DETACHED GARAGE (4m x 2.77m)**

Attached storage shed.

- Fully enclosed rear garden with mature trees and hedges
- Front garden in lawn with mature hedging
- Driveway to side

RATES : £1113.19 PA??

TENURE : **Freehold??**



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

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