



20 SPRING MEADOWS, COLERAINE, BT51 3BJ



- SEMI DETACHED
- OIL HEATING
- APPROXIMATELY 1,410 sq ft
- 3 DOUBLE BEDROOMS
- LARGE KITCHEN / DINING
- CONVENIENT LOCATION

OFFERS OVER £167,000

Energy rating	Current	Potential
A		
B		
C		
D	59 D	67 D
E		
F		
G		



No 20 Spring Meadows is an impressive three bedroom home offering spacious accommodation. This semi - detached property is located in a very pleasant cul-de-sac just off the Greenhall Highway and consequently enjoying easy access to shops, schools and main road connections.

FEATURES

- Property extends to c.1,410 sq ft.
- Three DOUBLE bedrooms, Living Room, Kitchen/ Dining Room and Bathroom
- Close proximity to Jet Centre Entertainment Complex and Riverside Retail Park
- Extremely spacious for a three bedroom semi.
- Good commuter links with Derry and Castlerock.
- Double glazing windows
- Oil fired central heating system.
- Fully enclosed and private garden to the rear.
- Rear garden is south facing so enjoys excellent sun

(028) 70344433

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ACCOMMODATION

ENTRANCE HALL:

uPVC glass panel door, telephone point.
Under stairs storage cupboard.

DOWNSTAIRS WC:

Comprising low flush WC, pedestal wash hand basin, and tiled floor.

LIVING ROOM: 5m X 3.6m

Open fire with tiled hearth and wood surround. TV point and laminate wooden floor.

KITCHEN / DINING: 6.5m X 3m

High and low level storage units, integrated fridge freezer, space for cooker, washing machine and tumbler dryer, stainless steel sink and drainer unit and tiled floor. Access to rear garden.

FIRST FLOOR

Carpeted stairs and landing.

Hotpress with shelving. Access to attic.

BEDROOM 1: 3.7m X 3.7m

Carpeted double room to front, and built in storage cupboard.

BEDROOM 2: 3.2m X 2.8m

Carpeted double room to rear with built in storage.

BEDROOM 3: 3.6m X 2.2m

Carpeted double room to rear.

BATHROOM:

Comprising panel bath, tiled shower cubicle with electric shower, low flush WC, pedestal wash hand basin and extractor fan. Part tiled walls.





Regulated by RICS



EXTERNAL FEATURES

- Fully enclosed large garden to rear with paved and lawn areas.
- Driveway to front and side

DIRECTIONS

On entering Coleraine along the Dunhill Road, turn left onto the Greenhall Highway. Take the second right into Spring Meadows where number 20 is situated on the left after the 'T' junction.

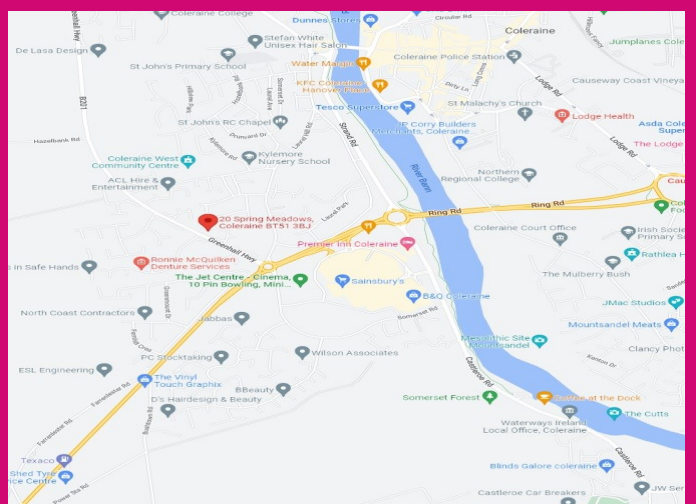
ADDITIONAL INFORMATION

TENURE:

FREEHOLD

ANNUAL RATES:
ANNUUM

£1,044 PER



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

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