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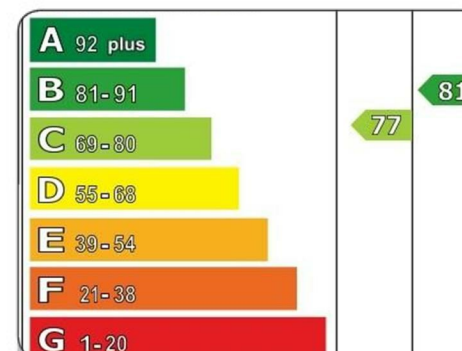
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22 Brookmount Court, Coleraine, BT52 2EA

- Superb 3 bed mid-terrace townhouse
- Excellent decorative order throughout
- Gas fired central heating
- uPVC double glazing
- Ideal for first time buyer / investor
- Management company in place
- Situated in a highly popular residential area





This 3 bedroom mid-terrace townhouse is in excellent decorative order throughout and is conveniently situated within close proximity to schools, shops and town centre. Early viewing comes highly recommended by the selling agent.

Ground Floor - Entrance Hall:
With telephone point.

Lounge:
17'4 x 12'2 (5.28m x 3.71m)
With feature recessed electric fire, TV point and telephone point.

Kitchen/Dining Area:
15'7 x 13'2 (4.75m x 4.01m)
Fully fitted with eye and low level 'Shaker' style units, half tiled around worktops, stainless steel sink unit, built-in hob/oven, stainless steel extractor fan, built-in storage, space for fridge freezer, plumbed for automatic washing machine, recessed lighting, cushion flooring and patio doors leading to rear garden.

First Floor - Landing:
With hotpress and access to roofspace.

Master Bedroom:
15'1 x 8'9 (4.60m x 2.67m)
With ensuite comprising fully tiled walk-in mains shower cubicle, wash hand basin with tiled splash back, WC, recessed lighting and extractor fan.

Bedroom 2:
12'3 x 8'9 (3.73m x 2.67m)

Bedroom 3:
8'2 x 6'8 (2.49m x 2.03m)

Bathroom:
With suite comprising fully tiled walk in mains shower cubicle, bath and wash hand basin with tiled splashbacks, extractor fan, WC, recessed lighting.

Exterior:
Garden to rear laid in lawn fully enclosed by close board fencing. Outside light.

