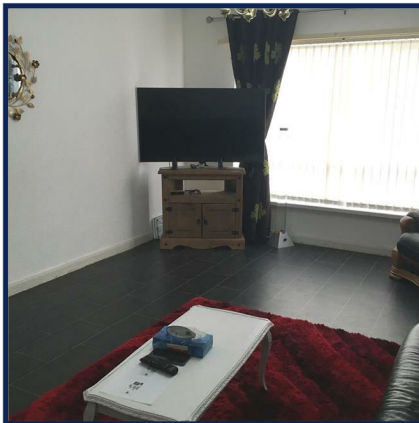
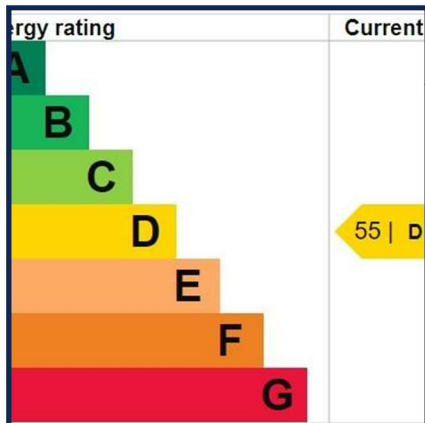


Offers around  
£114.950



6 Cambridge Park, Coleraine, BT52 2QT



- 3 Bedroom 1 Reception Semi-Detached House
- Integral Garage & Utility Area
- Spacious Rear Garden Laid in Lawn
- Economy 7 Heating
- Recently Installed New Shower Room & Cloaks
- Close Proximity To Town Centre, Shops, University Of Ulster & All Other Amenities
- Easy Commuting Distance To Portrush & Portstewart
- Popular Residential Area
- Internal Inspection Recommended
- EPC Rating D55





## DESCRIPTION

This 3 bedroom semi-detached house located within short distance to Coleraine town centre, shops, schools, University of Ulster and all other amenities and only a short drive to both Portrush & Portstewart. Offering well laid out accommodation early internal inspection is highly recommended.

## ACCOMMODATION COMPRISING

### Entrance Hall

#### Cloaks

With wc and wash hand basin.

#### Lounge

16'4 x 12'3

Open plan into:-

#### Kitchen / Dining Area

18'5 x 8'7

With fully fitted extensive range of eye and low level units with tiling between, space for cooker, extractor fan, space for fridge freezer, breakfast bar, under stairs storage.

### Rear Porch

#### Integral Garage

16'3 x 9'6 average

With roller door and additional utility area.

### First Floor Landing

#### Bedroom 1

13'6 x 9'4

With hotpress, built in wardrobe.

#### Bedroom 2

10'6 x 9'7

With built in wardrobe.

#### Bedroom 3

10'7 x 8'8

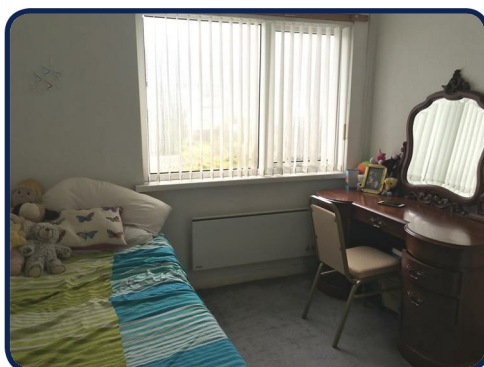
With built in storage.

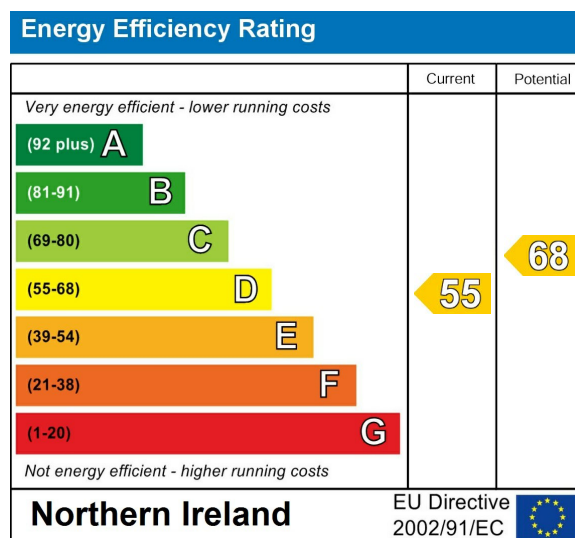
#### Shower Room

With PVC clad walk in shower cubicle, wc, and wash hand basin.

## EXTERIOR FEATURES

Property with tarmac driveway. Fully enclosed spacious garden to rear laid in lawn with concrete area. Outside light and tap.





## VIEWING STRICTLY BY APPOINTMENT ONLY

**Agent: Bensons**  
**9 Dunmore Street, Coleraine**  
**Tel. 028 703 43677/21133**  
**[www.bensonsni.com](http://www.bensonsni.com)**

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.