



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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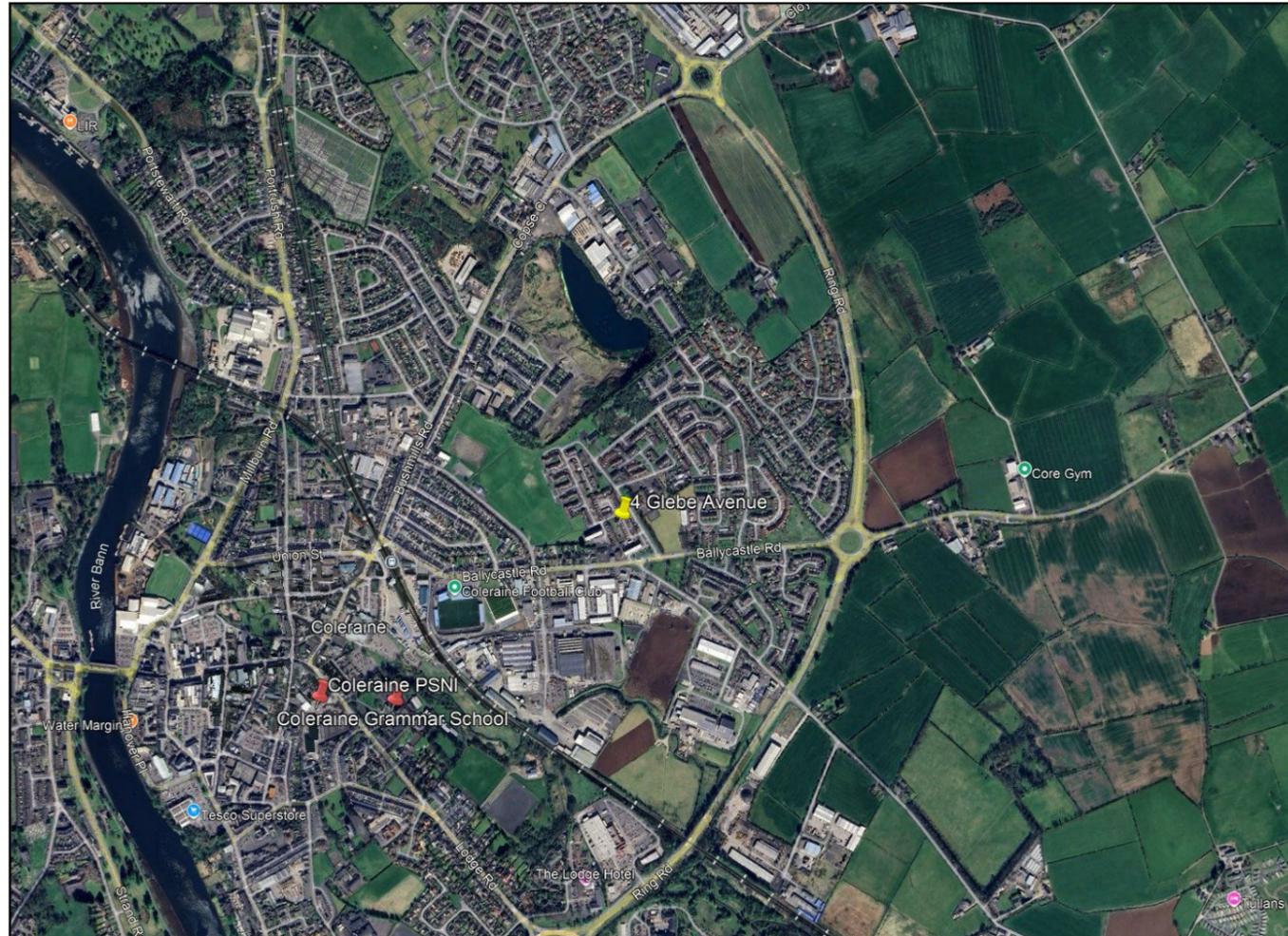
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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

COLERAINE

4 Glebe Avenue

BT52 2EW

Offers Over £115,000

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This beautifully presented three-bedroom mid-terrace property offers superb value for money and is an ideal opportunity for first-time buyers, downsizers, or investors seeking a ready-to-move-into home in a convenient location.

Finished to an excellent decorative standard throughout, the property provides bright, well-proportioned accommodation with a warm and welcoming feel from the moment you step inside. The living space is both comfortable and practical, flowing through to a well-appointed kitchen and dining area — perfect for everyday living and entertaining alike.

Upstairs, three generous bedrooms offer flexible space for family life, guests, or home working, all complemented by a modern family bathroom. The overall condition of the home means purchasers can move straight in with little to no immediate outlay required.

Externally, the property benefits from low-maintenance outdoor space, ideal for relaxing or enjoying a bit of fresh air without heavy upkeep.

Travelling out of Coleraine on the Ballycastle road go through the small roundabout and take your first left into Tullyarton Road and then second left into Glebe Ave and then right . Number 4 will be on your right.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

6'4 wide with under stairs storage cupboard and laminate wood floor.

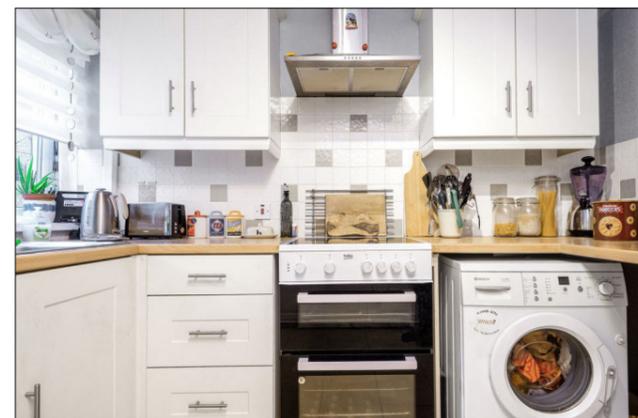
Lounge/Dining Area:

With pine surround fireplace with electric fire, cast iron inset and tiled hearth, dado rail, laminate wood floor and PVC French Door leading to rear garden. 25'6 x 12'1



Kitchen:

With bowl and half single drainer stainless steel sink unit, high and low level built in units with tiling between, space for cooker, stainless steel extractor fan above, integrated or space for fridge freezer?, plumbed for automatic washing machine and dishwasher, saucepan drawers, pine sheeted, tiled floor and pedestrian door leading to rear garden. 10'7 x 9'5



Rear Porch:

With tiled floor. 5'10 x 4'4

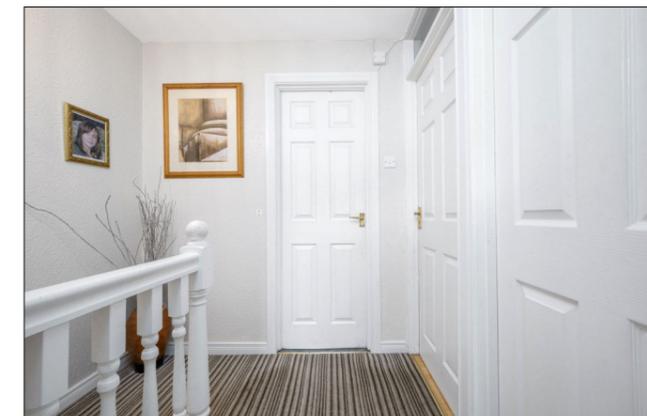
Separate W.C.:

With wash hand basin, PVC cladded walls and tiled floor.

FIRST FLOOR:

Landing:

With access to roof space.



Bedroom 1:

With built in wardrobe and laminate wood floor. 12'2 x 11'7



Bedroom 2:

With built in wardrobe and laminate wood floor. 12'2 x 10'8



Bedroom 3:

With laminate wood floor. 9'7 x 9'1



Shower Room:

With white suite comprising w.c., wash hand basin with storage below, fully PVC cladded walk in shower cubicle with mains shower, PVC cladded walls, heated towel rail and hot press.

EXTERIOR FEATURES:

Garden to rear is fenced and fully paved. Lights to front and rear. Storage shed and tap to rear.

Utility Room 9'1 x 4'6 with lights and power points, boiler, space for tumble dryer and access to garage 16'8 x 9'11 with lights, power points and roller door.

SPECIAL FEATURES:

- ** Oil Fire Central Heating (Condensing)
- ** PVC Double Glazed Windows
- ** Ideal For First Time Buyer
- ** Within Proximity To Convenience Stores & Town Centre
- ** Excellent Decorative Order
- ** Garage & Workshop To The Rear
- ** PVC Doors Into Shed Area

TENURE:

Freehold

CAPITAL VALUE:

£70,000 (Rates: £716.00 p/a approx.)



