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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

COLERAINE

38 Bushmills Road

BT52 2BP

Offers Over £99,500

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A centrally located two bedroom mid terrace house located within Coleraine town centre and close to most local amenities. Extending to approximately 1033 sq. ft. of living space, the property would be in need of renovation and modernisation. This delightful home should meet the needs of a wide and varied range of potential purchasers. Centrally located, the property is situated to most, if not all local amenities including shops, churches, bus and train stations with routes to Portstewart, Portrush and the university. Early inspection is highly recommended of this most delightful and conveniently located property.

Travelling into Coleraine on the Millburn Road towards the town centre, follow the road onto Union Street. Turn left at the top onto Bushmills Road and go through the railway crossing. No 38 will be located on your left hand side.

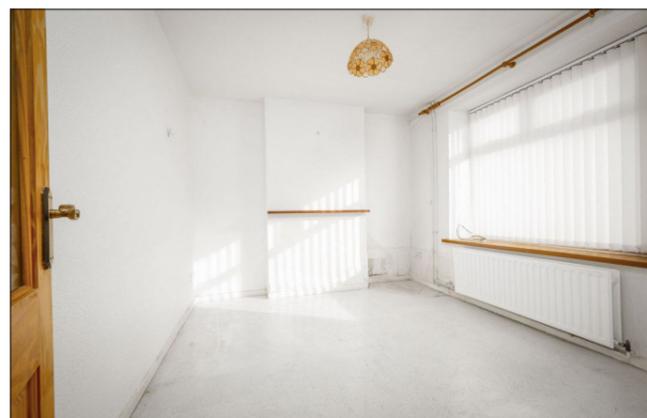
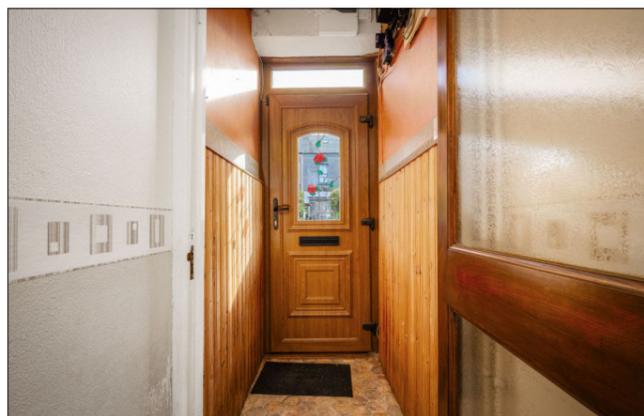
ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:

With half pine panelled walls.

Entrance Hall:



Lounge:

11'8 x 9'9

Dining Room:

With tiled surround fireplace with tiled hearth, under stairs storage and tiled floor. 10'6 x 12'5



Kitchen:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, space for cooker, plumbed for automatic washing machine, glass display units, drawer bank, strip lighting and tiled floor. 10'8 x 7'9



FIRST FLOOR RETURN:

Bathroom:

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with mains shower, part tiled walls and hot press.



FIRST FLOOR:

Bedroom 1:

15'3 x 10'0



Bedroom 2:

10'7 x 9'9



SECOND FLOOR:

Attic:

14'3 x 8'10



EXTERIOR FEATURES:

Garden to rear is fenced with concrete path leading to screened area with hedging and trees. Boiler house to rear. Garden to front is laid in lawn with hedging and shrubbery.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** Woodgrain PVC Double Glazed Windows
- ** Burglar Alarm
- ** Property Required Extensive Renovation
- ** Cash Buyers Only Due To Works Required (Note: A Specialist Mortgage Product May Be Available, Subject To Circumstances)
- ** Large Garden, Parking Area To Rear As Well As Space For Garage

TENURE:

Leasehold

CAPITAL VALUE:

£85,000 (Rates: £870.00 p/a approx.)

