

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


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ARMSTRONG GORDON



ARMSTRONG GORDON
& Company Limited
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	67 D
39-54	E		
21-38	F		
1-20	G		

COLERAINE

84 Gateside Road

BT52 2PD

Offers Over £235,000

Closing Date Wednesday 23rd at 12 noon approx.

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Nestled in the heart of the picturesque countryside, this charming semi detached residence at 84 Gateside Road, Coleraine offers an exceptional opportunity for those seeking space, privacy and convenience. Set on a very generous site, this well maintained home boasts breathtaking open countryside views, perfect for anyone who values peace and rural charm while remaining within easy reach of local amenities. The property benefits from a very large garage, offering ample room for storage, workshops or potential conversion for a variety of uses including hobby spaces, storage or business use.

Located just a short drive from Coleraine town centre and only a convenient distance to the stunning North Coast attractions of Portrush and Portstewart, this home offers the perfect balance between rural tranquillity and coastal accessibility.

Travelling out of Portrush towards Coleraine on the Ballywillan Road go past the former catering college site and at the top of the hill after the graveyard you will see the Orange Hall on the right hand side, continue on this road through Islandmore and the property will be located on your right hand side.

ACCOMMODATION COMPRISES:

Entrance Porch:

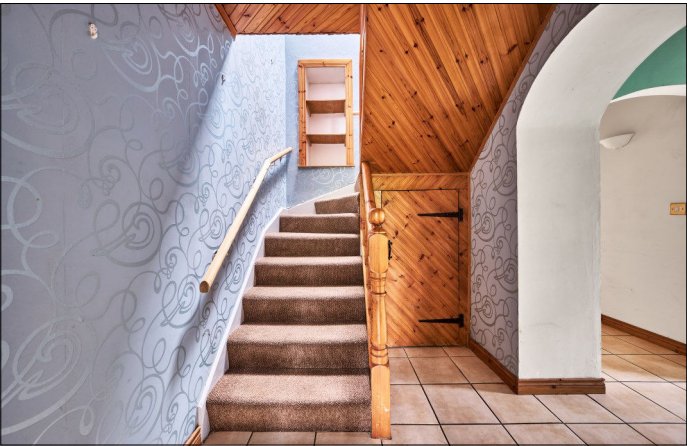
4'1 wide with tiled floor.

Entrance Hall:

3'6 wide with under stairs storage, tiled floor and pine sheeted ceiling with eyeball spotlights.

Bedroom 1:

With eyeball recessed spot lights, solid wood floor and pedestrian doors leading to rear decked area in garden. 22'10 x 13'8



Separate W.C.:

With w.c., floating wash hand basin with storage below, fully tiled walk in shower area with mains shower and low profile tray, heated towel rail, fully tiled walls, floating storage, shaver point, extractor fan, tiled floor and PVC sheeted ceiling.



Lounge:

With built in wardrobes, recessed lighting, 'Velux' window, solid wood floor and sliding patio door leading to rear garden. 20'2 x 12'8



Kitchen:

With bowl and half single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated ceramic hob, eye level oven with brick surround, extractor fan above, space for fridge freezer, glass display cabinets, island with shelving and seating below, wine rack, feature beam ceiling and tiled floor.



Utility Room:

With single drainer stainless steel sink unit, plumbed for automatic washing machine, built in larder cupboard, PVC sheeted ceiling, extractor fan and tiled floor. 7'11 x 4'7

Dining Room:

With laminate wood floor. 9'8 x 9'6



FIRST FLOOR:

Landing:

With recessed shelving in stairwell, 'Velux' window and pine sheeted ceiling with access to roof space.

Bedroom 2:

With 'Victorian' style cast iron fireplace, laminate wood floor and pine sheeted ceiling with recessed eyeball spot lights. 16'0 x 10'11

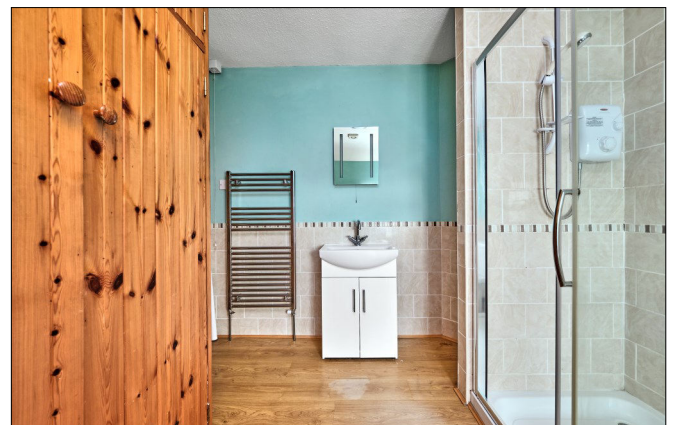
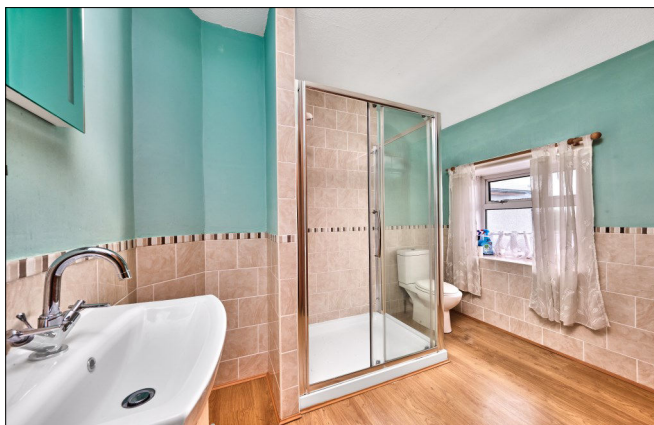


Bedroom 3:

With laminate wood floor. 10'3 x 9'11

Shower Room:

With white suite comprising w.c., wash hand basin with storage below and illuminated mirror above, fully tiled large walk in shower cubicle with electric shower, built in storage housing hot press, half tiled walls, heated towel rail, extractor fan and laminate wood floor.



EXTERIOR FEATURES:

Tarmac driveway leading to large garage/workshop with light, power and electric points. Extensive garden to rear with decked and paved patio areas. Outhouses to rear. Boiler and tap to rear. Light to front and rear. Garden to front is laid in lawn with two access driveways, surrounded by mature well established trees, plants and shrubbery.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Extensive Workshop/Garage
- ** Approx. 1.5 Acres

TENURE:

Leasehold

CAPITAL VALUE:

£145,000 (Rates: £1483.35 p/a approx.)



