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ARMSTRONG GORDON
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
39-54	E		
21-38	F	27 F	
1-20	G		

COLERAINE

25 Millburn Road

BT52 1QT

Offers Over £235,000

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This is a charming four bedroom mid-terrace house located within proximity to Coleraine town centre overlooking the Rose Gardens, tennis courts and which possesses that all important feeling of warmth and character. This delightful home should meet the needs of a wide and varied range of potential purchasers. Having been recently decorated and improved, the property also benefits from a generously proportioned front garden area. Centrally located, the property is situated to most, local amenities including shops, churches, bus routes to Portstewart, Portrush and the university making it ideal for all types of purchasers. Early inspection is highly recommended of this most delightful and conveniently located property.

Travelling into Coleraine on the Millburn Road towards the town centre, No. 25 will be situated on your left hand side opposite the Rose Gardens.

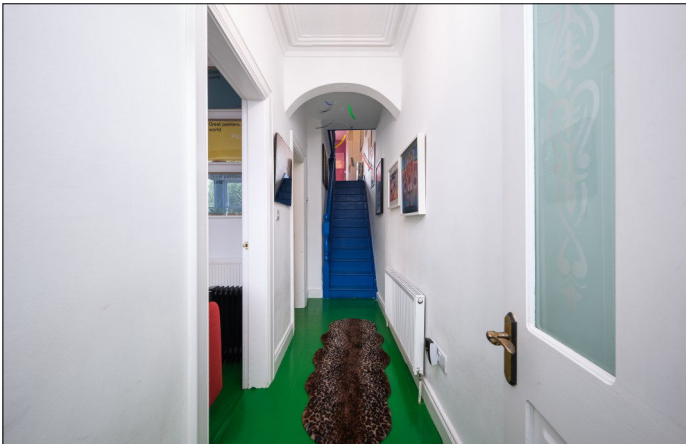
ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:
With tiled floor and glass panel door leading to:

Entrance Hall:
3'6 wide with coving and tiled floor.

Lounge:
With feature wood surround fireplace with tiled inset and granite hearth, coving, cornicing and feature bay window. 15'3 into bay x 12'8



Dining Room:
With coving, cornicing, centrepiece and part tiled floor. 12'7 x 11'3



Open Plan Kitchen/Dining Area: 20'6 x 7'10
With bowl and half single drainer sink unit with mixer taps, high and low level built in units with tiling between, integrated gas hob, double eye level ovens, stainless steel extractor fan above and tiled splashback, space for fridge freezer, plumbed for automatic washing machine, drawer bank and sliding patio doors leading to rear courtyard.



FIRST FLOOR RETURN:

Landing:
With cupboard housing gas boiler and wood floor.



Bathroom:
With white suite comprising w.c., wash hand basin with mixer tap, storage below and illuminated mirror above, fully tiled walk in shower cubicle with back sliding shower with mains rainfall shower head, additional telephone hand shower, extractor fan and tiled floor.

FIRST FLOOR:

Bedroom 1:

With coving, cornicing and views across Rose Gardens and Tennis Courts. 16'8 x 15'9 into bay



Bedroom 2:

With built in wardrobes. 11'3 x 10'4

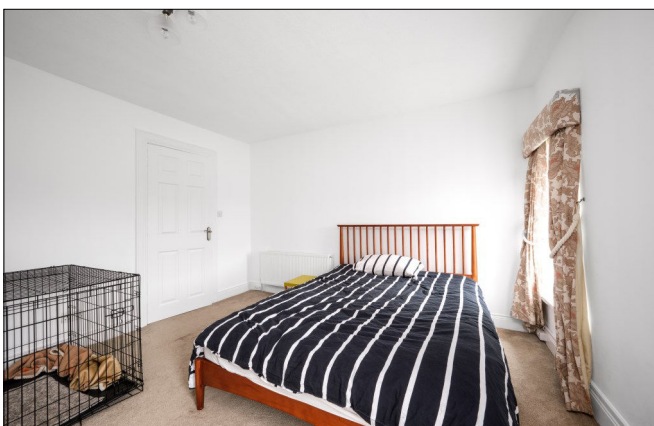


SECOND FLOOR:

Bedroom 3:

15'11 x 12'1 (to include ensuite)

Ensuite off with w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower and extractor fan.



Bedroom 4:

With built in slide robes. 11'4 x 8'3



EXTERIOR FEATURES:

Garden to front is laid in lawn and fenced in with paviour path leading to front of property with established shrubbery. Garden to rear is fenced in with paviour patio leading to garage 19'2 x 15'6 with light and power points. Outside store room with light and power points. Tap to rear.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Attached Garage
- ** Elevated Position Overlooking Rose Gardens & Tennis Courts
- ** Town Centre Location

TENURE:

TBC

CAPITAL VALUE:

£140,000 (Rates: £1432.20 p/a approx.)

