



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

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

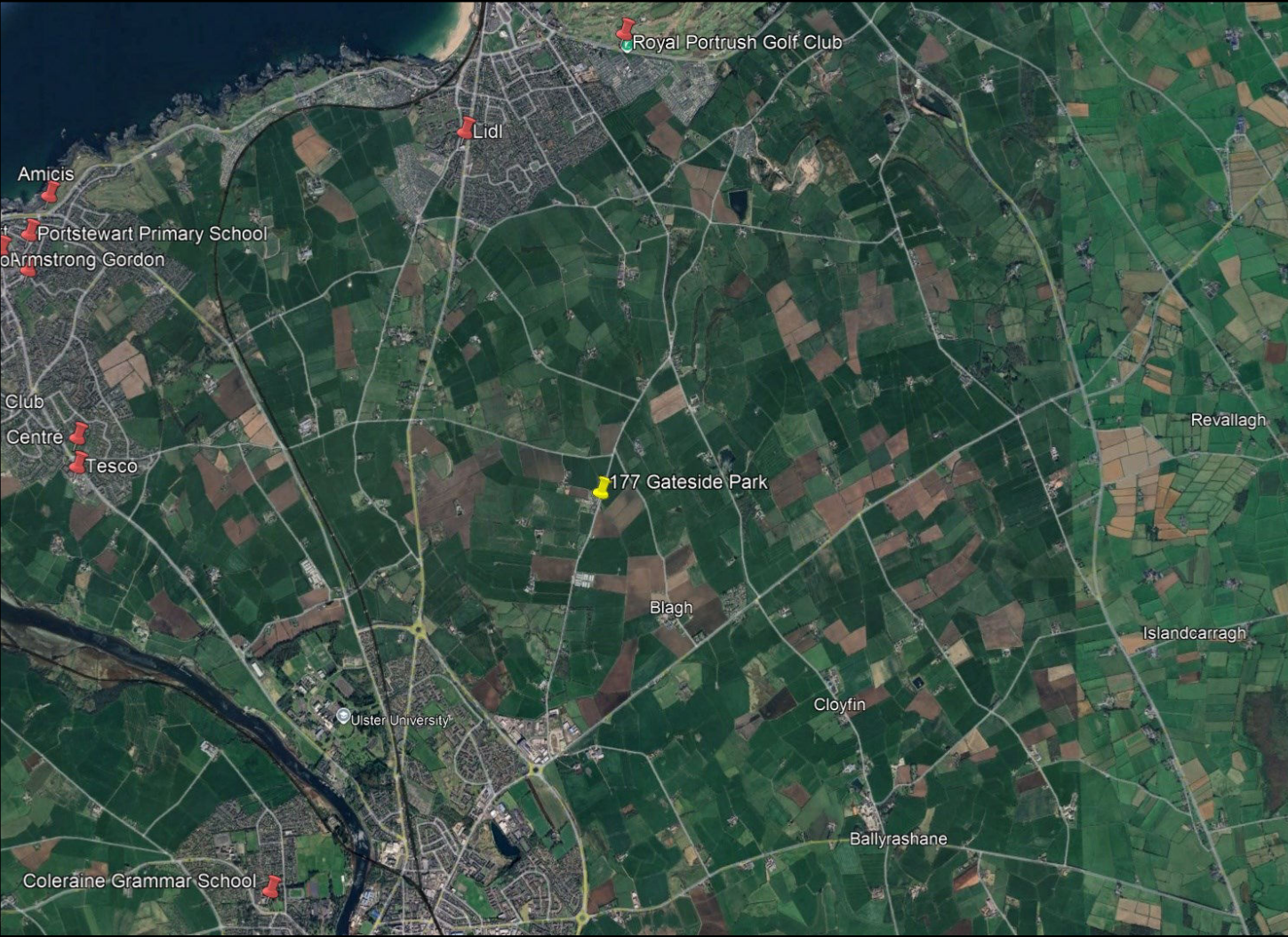
- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

Other Financial Services:

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

COLERAINE

177 Gateside Park

BT52 2PF

Offers Over £165,000

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000
www.armstronggordon.com

A delightful three bedroom mid terrace house located between the edges of Coleraine and Portrush and which possesses that all important feeling of warmth combined with a homely atmosphere. This superb home should meet the needs of a wide and varied range of potential purchasers especially first time buyers. Well presented throughout and in excellent condition, there are many fine features including beautiful interior and a rural outlook. Located within the central rural section of Coleraine, Portrush and Portstewart, early inspection is highly recommended of this most delightful and conveniently located property.

From the former Farm Fed Chicken site head out the Gateside Road in the direction of Portrush. No. 177 Gateside Park will be located on your left hand side just before you come to Islandmore and the Craigahulliar Road turn off.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

6'0 wide with laminate wood floor.



Lounge:

With log burning stove with brick recess, slate hearth and pine mantle, laminate wood floor and coving. 12'9 x 12'2



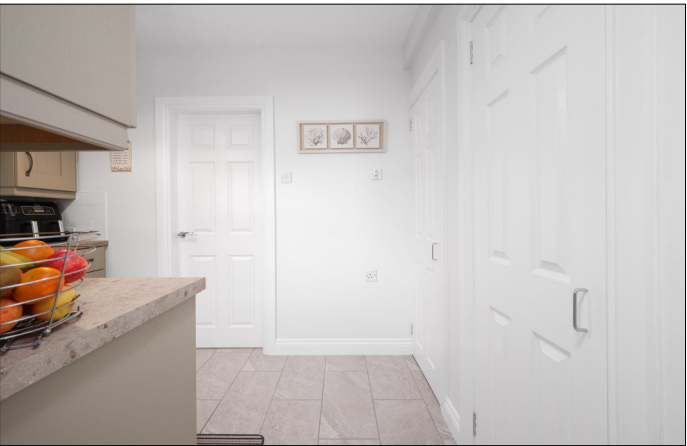
Kitchen:

With single drainer stainless steel sink unit, range of high and low level units with tiling between, space for fridge, space for cooker, extractor fan, hot press, storage cupboard and tiled floor. 9'11 x 6'6



Dining Area:

With tiled floor and PVC pedestrian door to rear. 9'0 x 8'5



Bathroom:

With white suite comprising w.c., wash hand basin, electric shower over bath, fully tiled walls, extractor fan and tiled floor.

FIRST FLOOR:

Landing:

Bedroom 1:

With built in double wardrobes, drawers and part panel walls. 13'3 x 8'6

Ensuite with w.c., wash hand basin with storage below and PVC clad splashback illuminated mirror above, PVC clad walk in shower cubicle with electric shower, recessed lighting and extractor fan.



Bedroom 2:

With part wood panel wall. 10'10 x 8'4

**Bedroom 3:**

9'9 x 7'7

**EXTERIOR FEATURES:**

Shared paved path to front with shared access to rear of property. Garden to front is laid in lawn surrounded by hedging with paved patio area. Garden to rear is fully enclosed and fully paved with built in wooden seat with paved steps leading to additional elevated patio area. Access to shed 13'2 x 7'10 with low level units, plumbed for automatic washing machine, boiler, separate w.c., wash hand basin with tiled splashback, light and power points. Additional storage with double fold doors 13'3 x 10'5 with light and power points. Tap to rear. Light to front and rear.

SPECIAL FEATURES

- ** Oil Fired Central Heating
- ** Woodgrain PVC Double Glazed Windows
- ** Excellent Storage To Rear
- ** Ideal For First Time Buyer
- ** Direct Public Transport To Coleraine, Portrush And Beyond - Right Outside Your Door!

TENURE:

TBC

CAPITAL VALUE:

£75,000 (Rates: £767. 25 p/a approx.)

