



11 NEWBRIDGE PARK, COLERAINE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS AROUND £239,950

# 11 NEWBRIDGE PARK, COLERAINE

Chalet bungalow that benefits from having a ground floor bedroom giving it ease of access and living. Oak skirting boards, architraves and doors are found throughout which give this detached home a real quality feeling. An integrated garage is accessed via the utility room and a private garden with decking area is located to the rear.

## FEATURES

- 3 Bedrooms (1 with ensuite), living room, kitchen, dining room, downstairs WC, utility room, upstairs bathroom
- Ground floor bedroom
- Fully enclosed rear garden with decking area
- Large front garden in lawn and with car parking
- Integral garage
- Walking distance to a local shops, nursery coffee shop
- Only a short drive to Coleraine Town Centre and a number of Schools.
- Double glazed windows in uPVC frames
- Oil fired central heating

## ADDITIONAL INFORMATION

TENURE:

ANNUAL RATES: £1546

ANNUAL SERVICE CHARGE: £0

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE HALL

uPVC door and Chinese slate floor. Television point and under stairs storage.

## LOUNGE

5.00 m x 3.60 m (16'5" x 11'10")

Wood burning stove, television and telephone point.

## KITCHEN/DINING ROOM

3.60 m x 3.60 m (11'10" x 11'10")

Chinese slate floor with high and low level storage units (solid wood). Integrated dishwasher and integrated oven hob and extractor fan. Single stainless steel sink unit.

## DINING ROOM

3.60 m x 3.60 m (11'10" x 11'10")

Laminate wood floor with sliding door and television point.

## UTILITY ROOM

Low level storage units and stainless steel sink unit. Plumbed for washing machine and space for tumble dryer. Access to rear and integral garage.

## BEDROOM 3

3.30 m x 3.00 m (10'10" x 9'10")

Carpeted double room to front with telephone point.

## DOWNSTAIRS WC

Chinese slate floor, part tiled walls, low flush WC and wash hand basin.

## FIRST FLOOR

### BEDROOM 1

4.40 m x 4.40 m (14'5" x 14'5")

Carpeted double room with fitted mirrored slide robes and television point.

### ENSUITE

Tiled floor and pvc wall panelling. Shower cubicle with electric shower, low flush WC and wash hand basin

### BEDROOM 2

3.40 m x 2.30 m (11'2" x 7'7")

Carpeted double room with fitted wardrobes and television point.

## EXTERNAL FEATURES

Fully enclosed rear garden

Decking area to rear

Lawn to front

## GARAGE

6.50 m x 3.00 m (21'4" x 9'10")

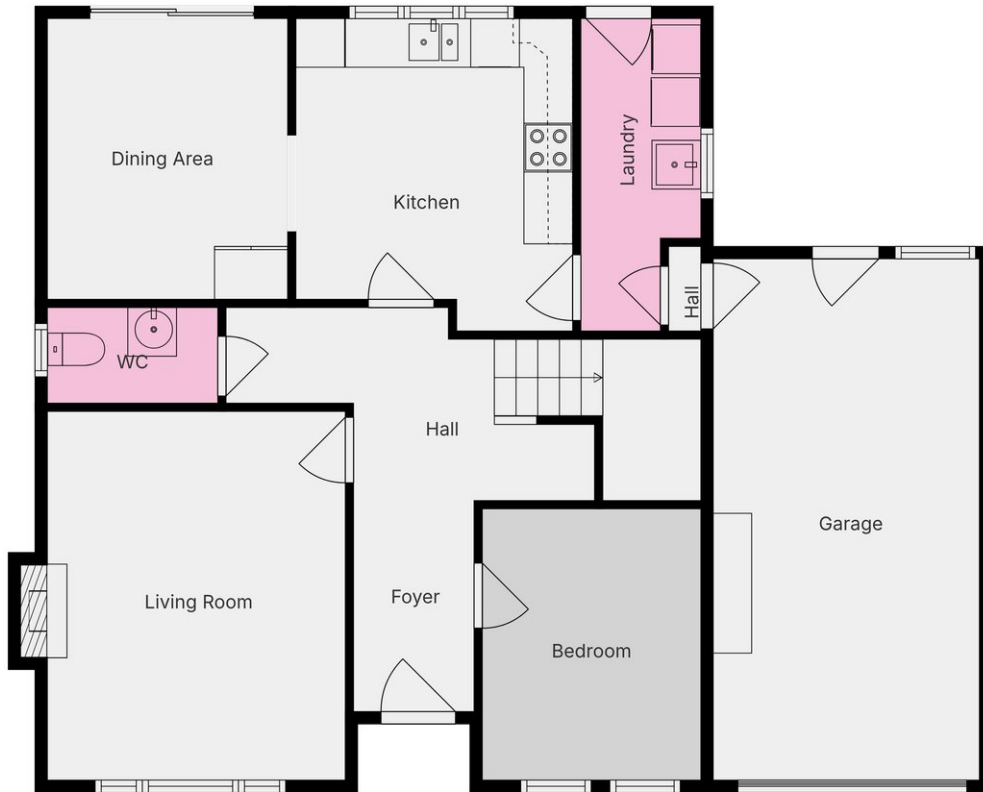
Electric roller door, electricity and light.

PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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# FLOORPLAN



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# PHOTOS



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