

For Sale

805 Farranseer Park, Macosquin, Coleraine,
Co Londonderry, BT51 4NB

Offers Over **£95,000**



Property Overview

- Mid Terrace House
- 3 Bedrooms, 1 Reception Room
- uPVC double glazed windows
- Oil fired heating
- uPVC Fascia, Soffits and down piping
- Close to local primary school and neighbourhood shop
- Ideal for first time buyer / investor
- Spacious full enclosed rear garden
- Rates: The assessment for the year 2024/2025 is £612.75
- EPC Rating - E40

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ENTRANCE HALL:

With uPVC front entrance door, Telephone point, under stair storage.

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LOUNGE:
13' 1" x 11' 6" (3.99m x 3.50m) (MAX) With fireplace housing electric fire with wooden surround, tiled inset and hearth, television & telephone points.

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KITCHEN:

13' 1" x 11' 7" (4.00m x 3.52m) (MAX) With eye and low level units, tiled between units, tile effect laminate flooring, single basin stainless steel sink unit with drainer, space for free standing oven with already installed Belling overhead extractor fan, space for free standing fridge, plumbed for washing machine / dishwasher.

REAR PORCH:

6' 3" x 3' 11" (1.90m x 1.20m) With uPVC door leading to rear garden, tiled floor.

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BATHROOM:

Comprising W.C. and wash hand basin, tiled floor and half tiled wall, panel bath tub with tiled surround splashback and Heat store electric shower system.

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FIRST FLOOR LANDING:

With access to roof space.



BEDROOM 1:

12' 2" x 11' 7" (3.71m x 3.53m) (MAX) with telephone & television points.

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BEDROOM 2:
11' 7" x 7' 9" (3.54m x 2.35m)



BEDROOM 3:
8' 2" x 6' 3" (2.50m x 1.90m) With access to Hot press.

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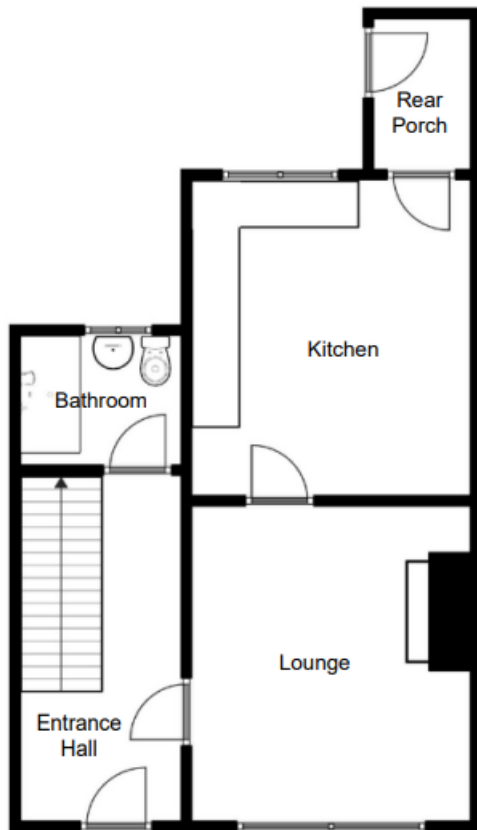


EXTERIOR FEATURES:

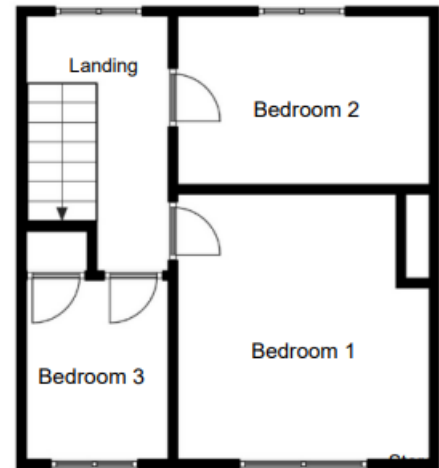
Garden to front fully paved and enclosed by low level fencing with pedestrian gate access, assortment of bushes and shrubs, shared covered lane access to rear garden, rear garden fully enclosed by fencing with pedestrian gate access, lower garden fully paved with boiler house access, outside water tap and outside lighting. Raised garden fully enclosed with fencing and gated access laid in lawn with paved pathway, assortment of plants, shrubs and bushes, access to PVC oil tank.

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FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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Property Location:

On leaving Coleraine in the direction of Limavady along the Dunhill Road (A37), turn right at Macosquin onto the Dunderg Road, then turn first right onto the Ballinteer Road, then first left onto Farranseer Park and Number 805 is situated on the right hand side.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	53 E
21-38	F		
1-20	G		

Northern Ireland EU Directive 2002/91/EC

Full EPC available on request

OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

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PROPERTY REFERENCE
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OUR OFFICE LOCATION



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 Coleraine
 BT52 1AF



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Think

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