

## For Sale

32 Upper Captain Street, Coleraine, BT51 3LZ

Offers Over **£119,500**



### Property Overview

- Mid Terrace House
- 3 Bedrooms, 2 Reception Rooms
- Oil fired Central Heating
- uPVC double glazed windows (Woodgrain to the front of the property)
- Re-roofed, re-wired and new chimney – approximately 2 years ago
- uPVC fascia, soffits and guttering
- Close to shops, and both primary and secondary schools
- Mature garden to the rear with metal shed
- Ideal for first time buyer / investor buyer
- Rates: The assessment for the year 2024/2025 is £808.83
- EPC Rating - E39

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**ENTRANCE PORCH:**

With Woodgrain uPVC glass panel front door, feature tiled floor, glass panel door to:

**ENTRANCE HALL:**

With Antico flooring, telephone point, glass panel door to both the lounge and family room.

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**LOUNGE:**  
12' 0" x 11' 11" (3.66m x 3.62m) plus bay window, with mahogany surround fireplace, marble inset and hearth, cornice.

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**FAMILY ROOM:**

12' 0" x 9' 10" (3.66m x 3.00m) with wooden effect flooring, under stairs storage, glass panel door to:

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**KITCHEN / DINING AREA:**

14' 2" x 10' 0" (4.32m x 3.04m) with eye and low level units including eye level glass display units, one and a half bowl stainless steel sink unit, Ignis hob, Indesit double oven, plumbed for slimline dishwasher, tiled between units, tiled floor, extractor fan, uPVC glass panel door to rear yard, glass panel door to:

**UTILITY ROOM:**

9' 7" x 6' 2" (2.91m x 1.87m) with low level units, tiled above worktop, circular stainless steel sink unit, plumbed for washing machine, vent for tumble dryer, extractor fan.

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## FIRST FLOOR

### SPLIT LANDING:

Comprising panel bath with telephone hand shower and shower screen over, wash hand basin, w.c., fully tiled walls, sheeted ceiling, access to roof space.

### SHOWER ROOM:

Comprising tiled shower enclosure with Redring electric shower fitting, extractor fan.

### BATHROOM:

Comprising panel bath with telephone hand shower and shower screen over, wash hand basin, w.c., fully tiled walls, sheeted ceiling, access to roof space.



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**BEDROOM 1:**  
13' 10" x 8' 6" (4.21m x 2.59m) (Max)

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**BEDROOM 2:**  
10' 2" x 8' 0" (3.09m x 2.43m) (Max)



**BEDROOM 3:**  
9' 11" x 7' 6" (3.01m x 2.28m)



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**EXTERIOR FEATURES:**

Screened shrub bed to the front with small boundary wall and pedestrian gate. Path leading to front door. Enclosed small yard to the rear with housing for boiler, pedestrian gate leading to common laneway to the rear and rear garden. Pedestrian gate leading to the rear garden which is laid in lawn and an abundance of flower and shrubs. Patio area. PVC oil tank. Outside light to front and rear. Water tap to the rear. Metal shed with vehicular door.

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**Property Location:**

At Waterside, Coleraine, turn left onto Captain Street (Lower) at the top turn right onto Captain Street (Upper) and Number 58 is situated on the left hand side.

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Energy Efficiency Rating		
	Current	Potential
<b>Very energy efficient - lower running costs</b>		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		56
<b>E</b> 39-54	39	
<b>F</b> 21-38		
<b>G</b> 1-20		
<b>Not energy efficient - higher running costs</b>		
<b>Northern Ireland</b>		EU Directive 2002/91/EC
<b>Full EPC available on request</b>		

**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**

[www.mcafeeproperties.co.uk](http://www.mcafeeproperties.co.uk)  
[coleraine@mcafeeproperties.co.uk](mailto:coleraine@mcafeeproperties.co.uk)

**PROPERTY REFERENCE**  
 COL0258 260624/JM

**OUR OFFICE LOCATION**



# Think

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