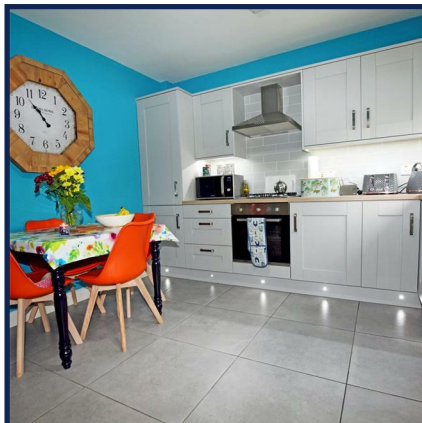
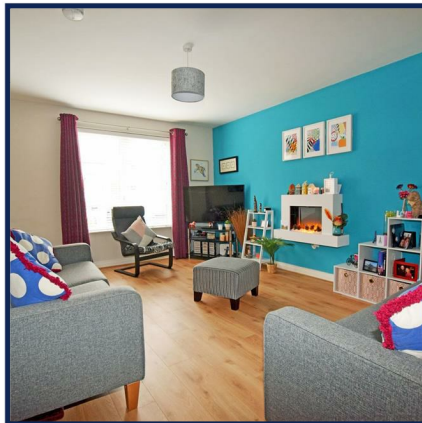
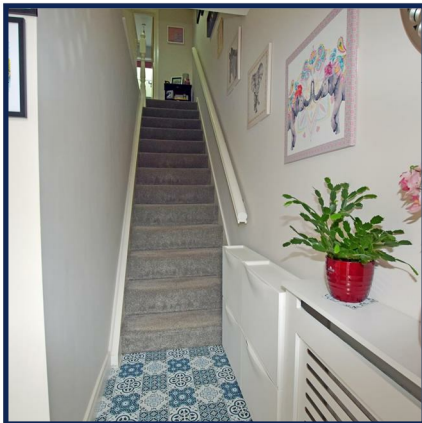


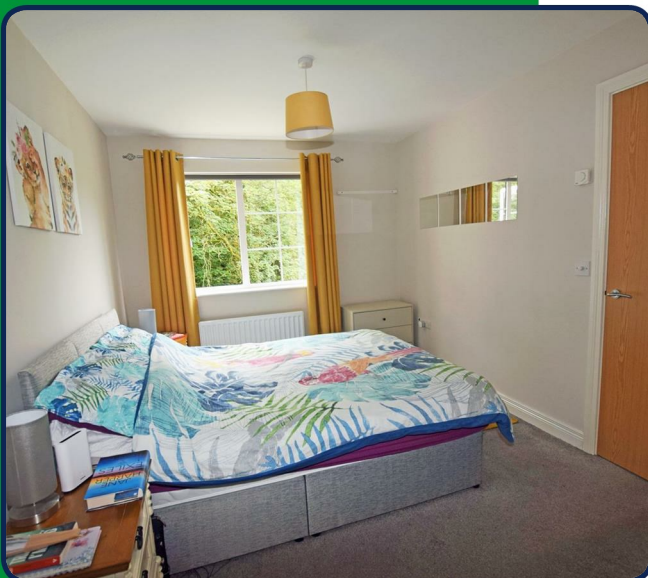
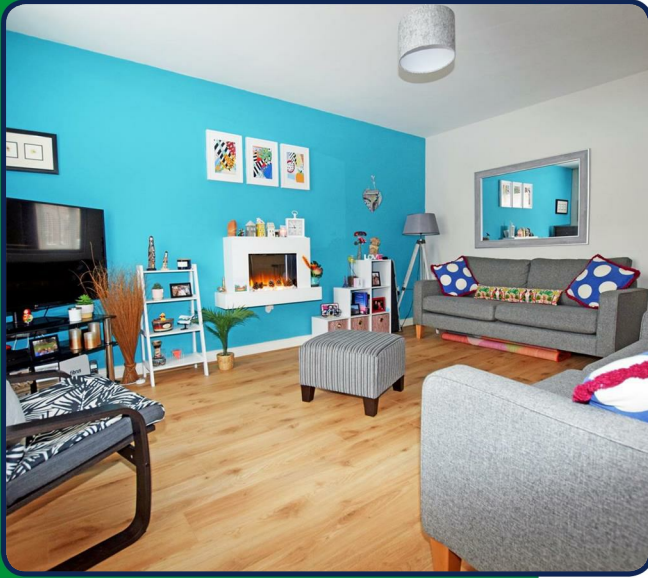
Offers around
£164,950



103 The Salmon Leap, Castleroe Road, Coleraine, BT51 3TX



- Superb end of terrace townhouse
- 1 Reception, 3 Bedrooms
- Immaculately presented throughout
- Gas fired central heating
- uPVC double glazing
- Ideal for first time buyer or investor
- Convenient location within close proximity to local schools, Riverside Retail Park, riverside walks, town centre & all other local amenities
- Management Company in place to maintain exterior communal space
- Viewing highly recommended



Situated in the ever popular 'Salmon Leap' Development, this superb end of terrace townhouse is immaculately present throughout and is well maintained by the current owner. Offering well laid out accommodation the property also benefits from a private rear garden and parking to the front. Located within close proximity to local schools, Riverside Retail Park, riverside walks and the town centre, this excellent townhouse is ideally suited to first time buyers and investors alike seeking a low maintenance property. Viewing comes highly recommended by the selling agent.

Ground Floor - Entrance Hall:

Lounge:

15'11 x 12'07

With laminate wood flooring, feature recessed electric fire and understairs storage.

Kitchen/Dining Area:

12'06 x 11'01

Fully fitted with range of eye and low level unit with concealed underlighting, half tiled around worktops, 1 1/2 bowl stainless steel sink unit, built-in gas hob and electric oven, stainless steel extractor fan with tiled splash back, integrated fridge freezer and washing machine, tiled floor and recessed kickboard lighting.

Cloaks:

With space for tumble dryer; WC, wash hand basin with feature tiled surround and tiled floor.

First Floor - Landing:

With access to roofspace.

Bedroom 1:

12'09 x 8'10

Bedroom 2:

14'04 x 9'04

Bedroom 3:

8'11 x 7'01

With built-in mirrored sliderobes.

Bathroom:

With over-sized walk-in mains shower cubicle with handheld attachment, drencher head and PVC panelling, wash hand basin with feature tiled surround, WC, heated towel rail, tiled floor and extractor fan.

Exterior:

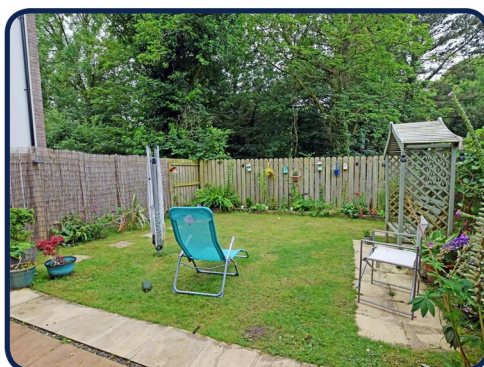
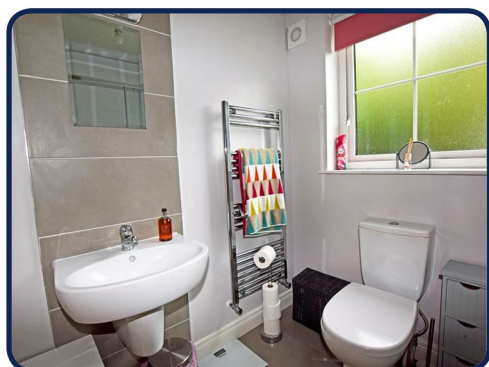
Property approached by paved pathway with communal parking spaces to front. Private garden to rear laid in lawn with paved patio area, bordered by various shrubs and plants and fully enclosed by close board fencing. Outside tap and light.

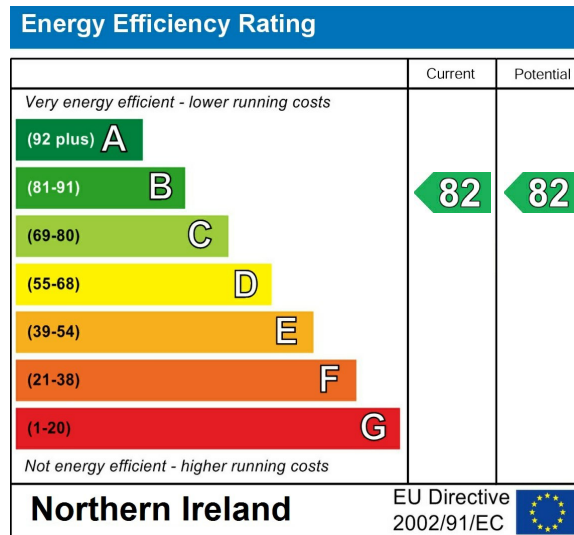
Additional Information:

Rates: £837.45 pa as per LPS

Tenure: Freehold

Management Fees: £127 pa





VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Bensons
9 Dunmore Street, Coleraine
Tel. 028 703 43677/21133
www.bensonsni.com

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.