



**FREE INDEPENDENT FINANCIAL ADVICE**

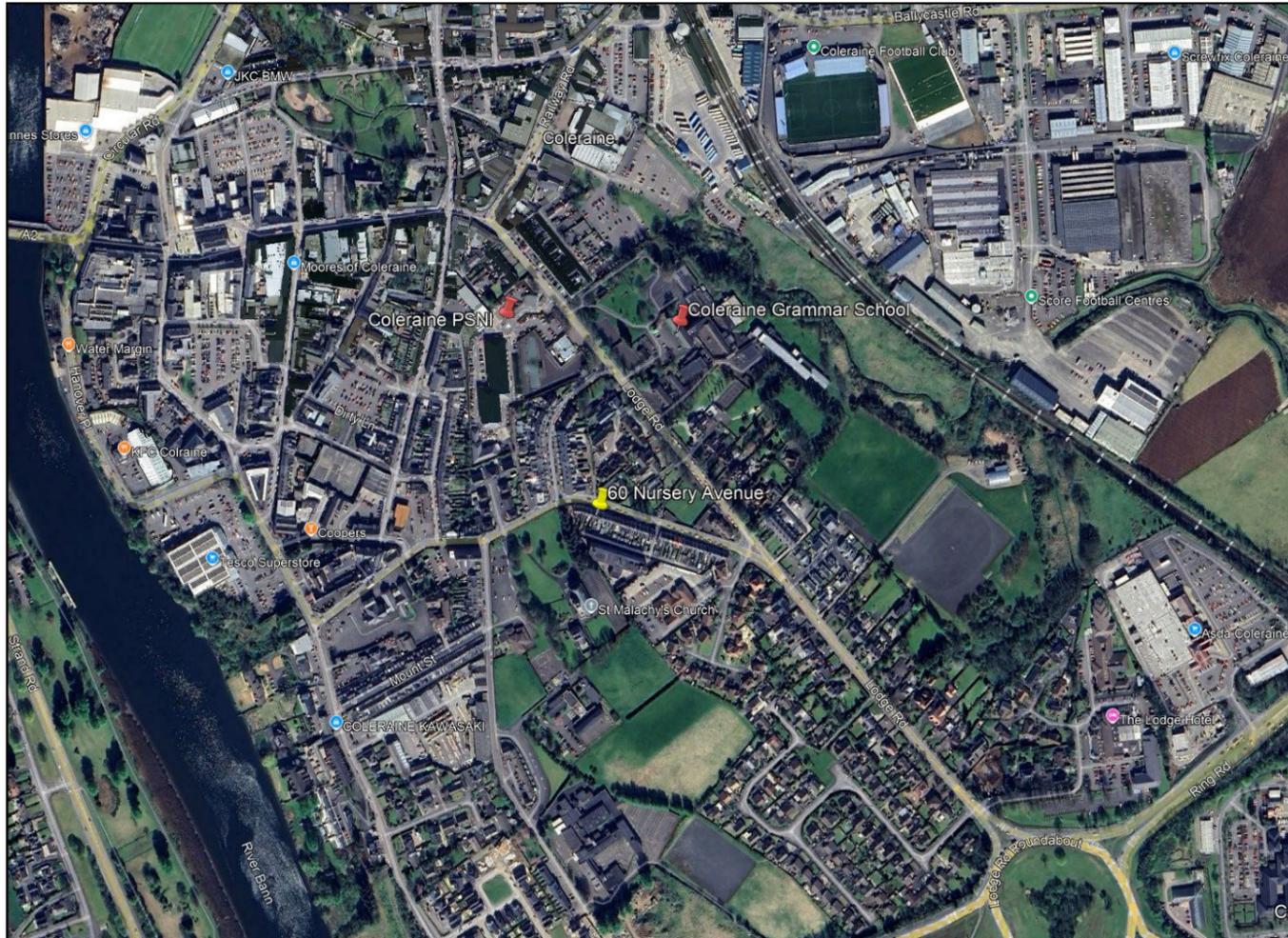
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To arrange a private consultation appointment, please contact Armstrong Gordon on **028 7083 2000**

# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	67 D
39-54	E		
21-38	F		
1-20	G		

## COLERAINE

60 Nursery Avenue

BT52 1LP

Offers Over £159,500

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This is a charming two bedroom mid-terrace house located within Coleraine town centre and close to most local amenities. Extending to approximately 1022sq ft of living space, the property possesses that all important feeling of a contemporary atmosphere. This splendid home should meet the needs of a wide and varied range of potential purchasers. Having been recently renovated to include a new kitchen and bathroom, the property also benefits from full planning permission for a garage/store to the rear of the property. Centrally located, the property is situated to most local amenities including shops, churches, bus and train stations with routes to Portstewart, Portrush and the university. Early inspection is highly recommended of this most delightful and conveniently located property.

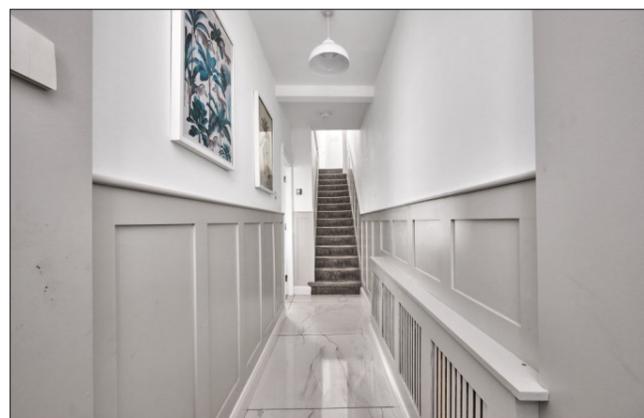
As you follow the one way system through Coleraine, at the top of Union Street turn right onto Railway Road, proceed past the Leisure Centre and at the end of the road turn left onto Lodge Road. Take your next right onto Nursery Avenue after the Fire Station and No 60 will be located on your left hand side before Adelaide Avenue.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

3'5 wide with wood panel walls and tiled floor.



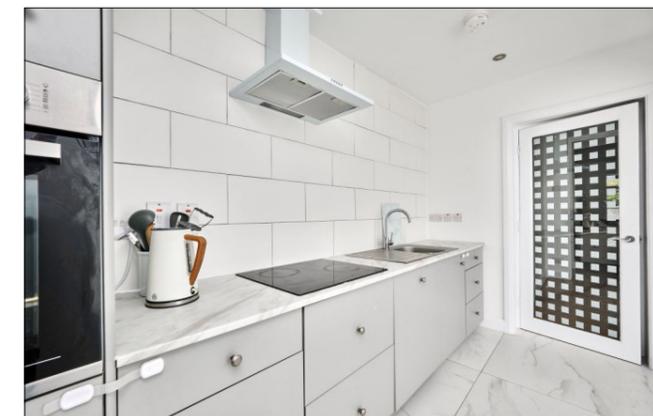
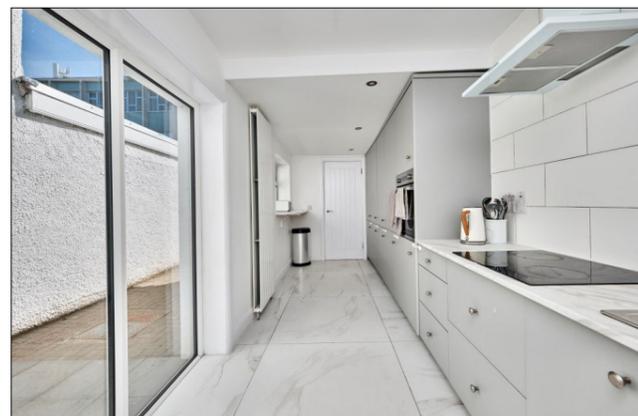
**Lounge/Dining Area:**

With wood surrounding fireplace, with cast iron inset, tiled hearth and under stairs storage. 27'0 x 11'2



**Kitchen: 19'0 x 7'3**

With single drainer stainless steel sink unit, high and low level units with tiling above, integrated ceramic hob, extractor fan, integrated eye level oven, integrated dishwasher and fridge/freezer, saucepan drawers, drawer bank, recessed lighting, vertical radiator, tiled floor and PVC pedestrian door leading to rear.



**Utility Room:**

With plumbing for automatic washing machine, space for tumble dryer and recessed lighting.

**FIRST FLOOR RETURN:**

**Landing:**

**Shower Room:**

With W.C., wash hand basin with storage below, fully tiled walk in shower cubicle with mains rainfall shower head, additional telephone hand shower, heated towel rail, extractor fan, recessed shelf, recessed lighting and tiled floor.



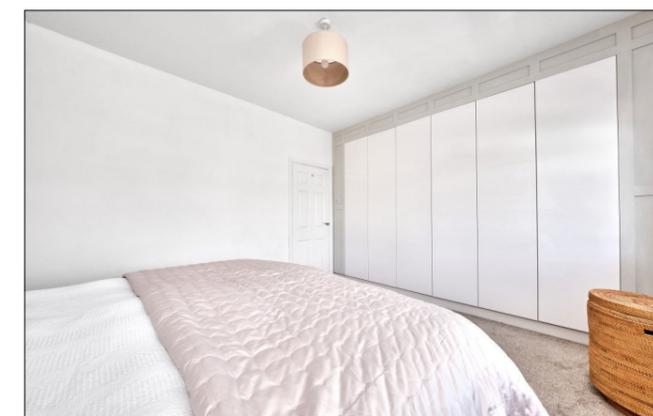
**FIRST FLOOR:**

**Landing:**

With cupboard housing gas boiler.

**Bedroom 1:**

With built in three double wardrobes and part panelled wall. 12'5 x 11'8



**Bedroom 2:**

12'0 x 9'6

**Attic Room:**

With storage cupboard and access to eaves.

12'5 x 11'0



**EXTERIOR FEATURES:**

Paviour garden to rear is fenced with elevated flower beds and wooden seating area. Access to tarmac driveway with raised flower beds. Garden to front is paved with slate screened area. Light to front and rear.

**SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Town Centre Location
- \*\* Full Planning Permission For Detached Garage To Rear

**TENURE:**

TBC

**CAPITAL VALUE:**

£85,000 (Rates: £869.55 p/a approx.)

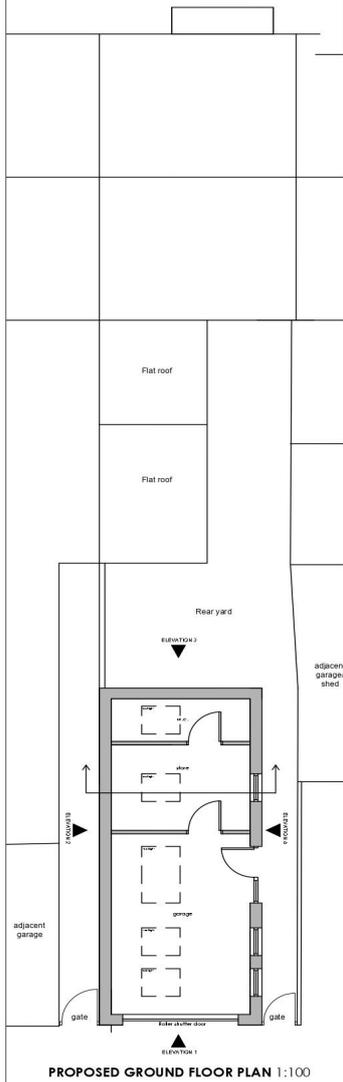
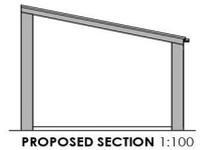
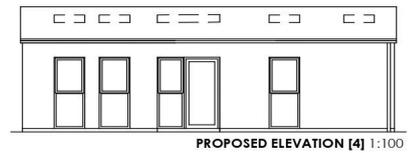
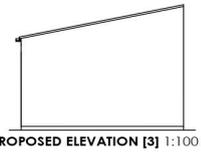
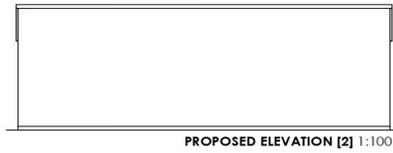
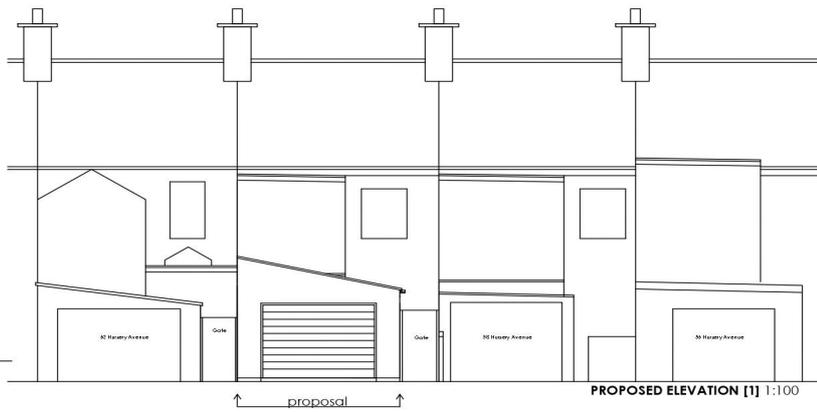




**A3 @ 1:100**

**PROPOSED FINISHES**

- walls - render
- roof - tile
- windows / doors - composite / UPVC



<b>PROJECT:</b> PROPOSED REPLACEMENT GARGAGE/STORE REAR OF 60 NURSERY AVE, COLERAINE	
<b>DRAWING TITLE:</b> PROPOSED PLANS & ELEVATIONS	
<b>DRAWING NO:</b> D03	<b>SCALE:</b> 1:100
<b>REVISION NO:</b> R02	<b>DATE:</b> 11.08.23

