



FOR SALE - 7 The Crescent, Coleraine

£140,000

3x  1x  1x 

nre
northern real estate
we value property



Accommodation:

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Entrance Hall: 1.51m x 5.55m

Wooden floors, painted walls, phone point.

Living Room: 4.12m x 4.59m

Wooden flooring, painted walls, lighting, TV point, sliding door, electric fire (recessed).

Kitchen & Dining: 3.14m x 4.11m

Tiled floor, painted walls, lighting, eye & low level units with tiling between, 1.5 bowl sink & drainer, integrated oven and induction hob, plumbed for dishwasher.

Utility Room: 1.68m x 2.77m

Tiled floors, painted walls, lighting, low level units, plumbing for washing machine and tumble dryer.

First Floor:

Bedroom 1: 2.64m x 4.07m

Carpet, painted walls, lighting.

Bedroom 2: 2.11m x 3.70m

Carpet, painted walls, lighting.

Bedroom 3: 1.90m x 3.08m

Carpet, painted walls, lighting.

Bathroom: 1.75m x 2.06m

Lino flooring, uPVC panelled walls, lighting, white suite to include w/c, sink and bath (mixer tap) and overhead electric shower, chrome towel radiator.

External

Storage: 1.85m x 2.45m

Concrete floor, painted walls, window, electric points, houses central heating boiler.

Storage: 0.72m x 1.62m

Bar / Office: 3.52m x 7.70m

Wooden floor, lighting, oil heating, windows, solid wooden door, and electric points.

Description:

Impressive 3-Bedroom End-Terrace Property

Situated in a highly desirable area of the town, this home offers excellent commuter access to the North Coast and major routes between Belfast and Londonderry. It is also conveniently located close to both bus and train stations, primary and secondary schools, and a range of local amenities.

The ground floor comprises a spacious living room, a kitchen with dining area, and a separate utility room. The first floor features three well-proportioned bedrooms along with the main bathroom.

A notable bonus is the outdoor workspace, currently used as a bar/entertainment area, complemented by an additional office.

This property is ideal for first-time buyers, investors, or those looking to downsize and move closer to town centre conveniences.

Viewing is highly recommended and available

by appointment through the selling agent.



External:

Exterior:

The front of the property is approached via concrete path with decorative stone.

Heating is via mains gas.

uPVC Double Glazed Windows and door.

The rear of the property is enclosed and laid with concrete, bottom of the garden houses a shed / bar.

Approximate annual rates payable as per 2025:
£716.10

Tenure:

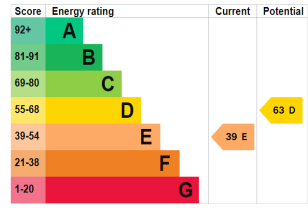
Assumed to be freehold but may be leasehold

EPC:

Energy rating and score

This property's energy rating is E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)



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