

FOR SALE

30 Thornlea Manor,
Coleraine, BT52 1XB

x1  x3  x3 

CONTACT DETAILS

colin@nreproperties.com



OFFERS OVER
£180,000

A spacious three-bedroom home in Coleraine, offering a bright open-plan kitchen and living area, complemented by an impressive entrance hall. Conveniently located close to local amenities, schools, and transport links.

WE VALUE PROPERTY

ACCOMMODATION

Entrance Hall (1.96m x 5.85m)

Lino, mix of feature papered & painted walls with lighting.

Storage (Under stair) (0.79m x 1.32m)

Living Room (3.28m x 4.70m)

Lino, mix of feature papered & painted walls, lighting, phone & TV points. Open fire with cast iron insert and tiled hearth with double doors to kitchen.

Kitchen (3.86m x 4.73m)

Tiled floor, feature papered walls, lighting, eye and low level kitchen units with wooden splash back, stainless steel 1.5 bowl sink & drainer with mixer tap, intergraded hob & oven.

Utility Room (1.65m x 1.91m)

Tiled floor, painted walls, lighting, low level kitchen units with stainless steel sink and drainer, plumbed for washing machine and tumble dryer.

W/C (0.88m x 2.58m)

Lino, painted walls, lighting, W/C and sink.



Bedroom 1 (3.11m x 4.35m)

Wooden floor, mix of feature papered & painted walls, lighting, TV & phone points and Juliet balcony.

Ensuite (1.78m x 2.00m)

Lino, papered walls, lighting, W/C, sink with tiled splash back, fully enclosed walk in shower cubicle with electric shower.

Bedroom 2 (3.10m x 3.39m)

Carpet, painted walls, lighting, phone & TV points.

Bedroom 3 (2.18m x 3.39m)

Lino, mix of feature papered & painted walls, lighting, Velux window, phone & TV points

Bathroom (1.95m x 2.58m)

Lino, papered walls, lighting, W/C, sink with tiled splash back, bath with tiled splash back, fully enclosed walk in shower cubicle with mains shower.

Hot Press (0.59m x 0.89m)



MISREPRESENTATION CLAUSE: Northern Real Estate, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any service or facilities are in good working order.
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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



ADDITIONAL INFORMATION

UPVC windows and doors, Oil heating and enclosed rear garden.

RATES Approximate annual rates payable as per 2026: £1,176.45

TENURE Assumed to be Freehold.



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