

FOR SALE

23 The Crescent,
Coleraine, BT52 2DS

x1  x1  x2 

CONTACT DETAILS

colin@nreproperties.com



**OFFERS IN REGION OF
£120,000**

A beautifully presented two-bedroom mid-terrace home, ideally situated in a popular residential area of Coleraine. Recently modernised throughout, the property offers bright, stylish accommodation with contemporary décor, a modern fitted kitchen, enclosed rear garden with pergola seating area and excellent convenience to local schools, shops and commuter routes. This is an ideal purchase for first-time buyers, downsizers or investors alike.

WE VALUE PROPERTY

ACCOMMODATION

Entrance Hall (1.88m x 2.33m)

Wood effect laminate floor, papered walls, vertical radiator and lighting.

Living Room (3.08m x 3.18m)

Wood effect laminate floor, painted walls with feature wallpapered wall, wooden mantle above electric stove.

Kitchen/ Dining Area (2.57m x 4.14m)

Wood effect laminate floor, painted wall with feature papered wall, range of eye and low level units with tiling between, stainless steel sink unit, freestanding cooker, plumbed for washing machine or dishwasher.

Rear Porch (0.93m x 2.07m)

Wood effect laminate floor and feature papered walls.

Additional storage (0.93m x 0.94m)

To back of rear porch.



Bedroom 1 (3.08m x 4.19m)

Wood effect vinyl, painted walls, inc storage / hot press (0.92m x 0.91m)

Bedroom 2 (2.58m x 3.03m)

Wood effect vinyl and painted walls.

Bathroom (1.56m x 1.90m)

Wood effect vinyl, brick effect uPVC cladded walls, chrome towel radiator, white suit comprising of toilet, sink with storage below and bath with electric shower overhead.

Outhouse 1 (1.38m x 1.38m)

Outhouse 2 (2.40m x 2.43m)



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northern real estate
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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



FEATURES

- Double glazed window units with wood frames
- Oil fired central heating
- Shared walk way for bin access
- Fully enclosed rear garden with Pergola

EXTERNAL

RATES

Annual rates payable as per 2026:
£666.00

TENURE Assumed to be Freehold.



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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.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
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.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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.