

Offers around
£245,000



3/5 & 7 Laurel Hill Road, Coleraine, BT51 3AY



- Development opportunity comprising 2 terraced properties and potential site to rear.
- Properties each comprising 1 Reception, 2 Bedrooms
- Oil fired central heating
- Oak uPVC double glazing in No. 7 and uPVC double glazing in No. 3/5
- No. 7 in good order throughout
- No. 3/5 in need of modernisation
- May be suitable for re-development subject to the necessary planning approvals
- Ideal investment opportunity
- Convenient location within walking distance to town centre, shops, schools & all other local amenities
- May also be sold in separate lots

Ideal investment opportunity comprising two terraced dwellings together with potential development site to the rear. Nos. 3 & 5 which is amalgamated into one property is in need of modernisation; with No. 7 being in good order throughout. There is a large plot to the rear has a workshop located on the grounds. The properties which are available as one entity or can be sold in 3 separate lots; offers an ideal opportunity for a re-development opportunity (subject to the necessary approvals) being situated in a highly popular residential area fronting the main Laurel Hill Road. Conveniently situated walking distance to town centre, shops, local schools, the Jet Centre & Riverside Retail Park, the property is sure to appeal to a wide range of purchasers.

LOT 1 - 7 LAUREL HILL ROAD

End of terrace house

Ground Floor - Entrance Hall:

With tiled floor.

Kitchen:

10'07 x 8'10

(to widest points)

With range of eye and low level units, stainless steel sink unit, built-in hob/oven, extractor fan, half tiled around worktops, tiled floor, space for washing machine and space for fridge freezer.

Lounge:

16'08 x 10'09

With laminate wood flooring, tiled fireplace with wooden mantle and TV point.

Rear Porch:

With understairs storage and stable style door leading to rear.

Bathroom:

With suite comprising bath with telephone hand shower and electric shower over bath, wash hand basin, WC, heated towel rail, extractor fan, fully tiled walls, tiled ceiling and tiled floor.

First Floor - Landing:

With wooden flooring.

Bedroom 1:

13'04 x 11'02

(to widest points)

With wooden flooring.

Bedroom 2:

11'02 x 8'11

(to widest points)

With wooden flooring and storage into eaves.



Exterior:

Stoned yard to rear enclosed by close board fencing.

Estimated Rates:

£609.14 per annum.

LOT 2 - 3/5 LAUREL HILL ROAD

Mid-terrace house

Ground Floor - Kitchen/Dining:

16'10 x 10'11

(to widest points)

With eye and low level units, built-in range, sink unit and half tiled walls.

Lounge:

24'0 x 10'09

With claudy stone fireplace with tiled hearth.

Rear Porch:

With access to -:

Attic Room:**Bathroom:**

With walk-in shower cubicle, wash hand basin, wc, tiled walls.

First Floor - Landing:

With storage.

Bedroom 1:

12'09 x 11'04

(to widest points)

With storage into eaves and velux window.

Bedroom 2:

12'10 x 7'10

(to widest points)

With velux window and storage into eaves.

Exterior:

Stoned yard to rear with outhouse.

Estimated Rates:

£626.54 per annum

LOT 3 - POTENTIAL SITE TO REAR

Potential development site located to rear of 3 - 7 Laurel Hill Road.

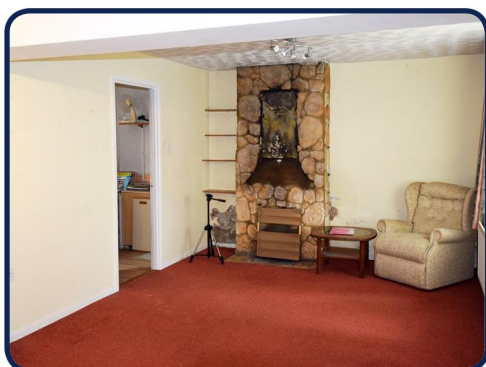
Workshop:

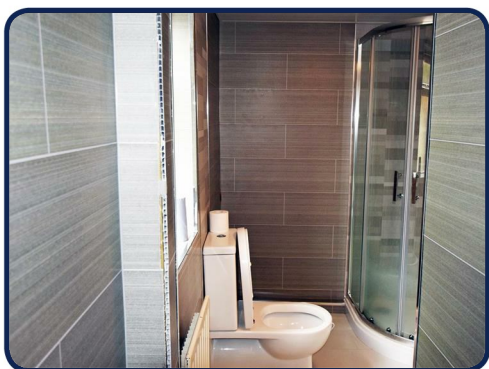
20'07 x 12'06

With power and light

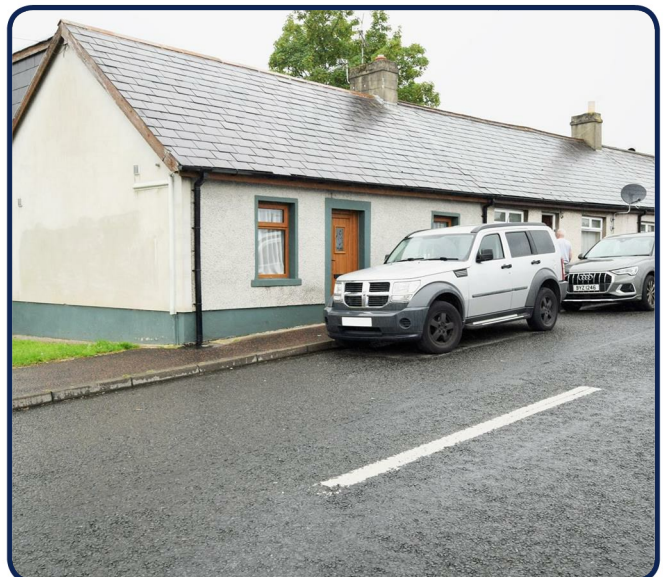
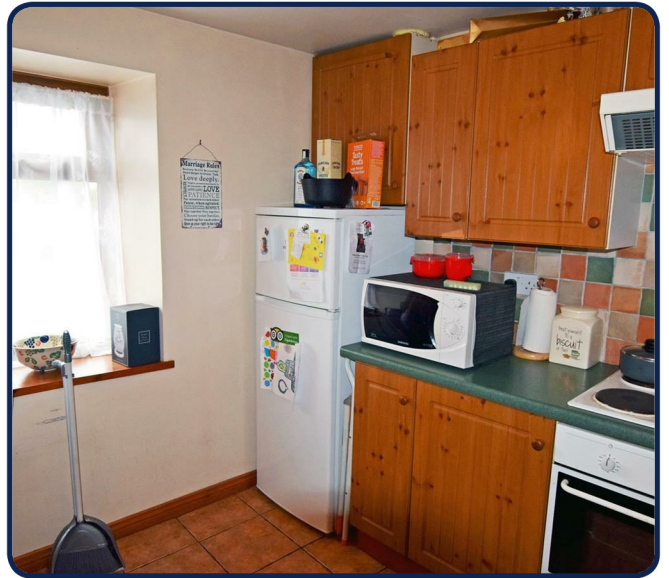
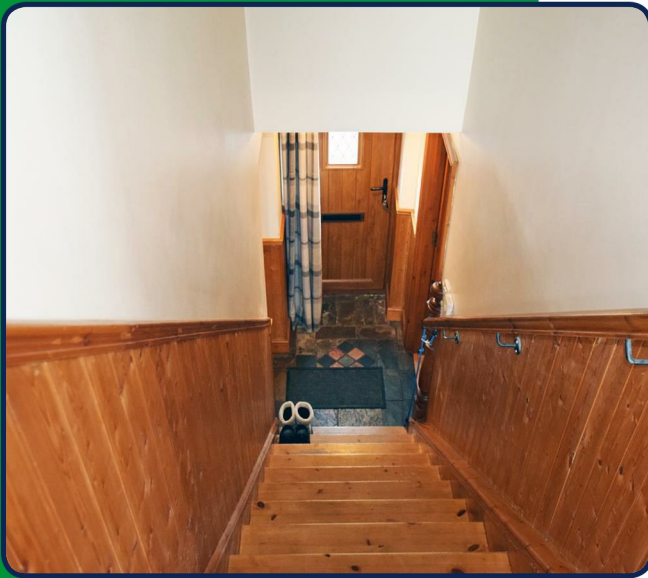
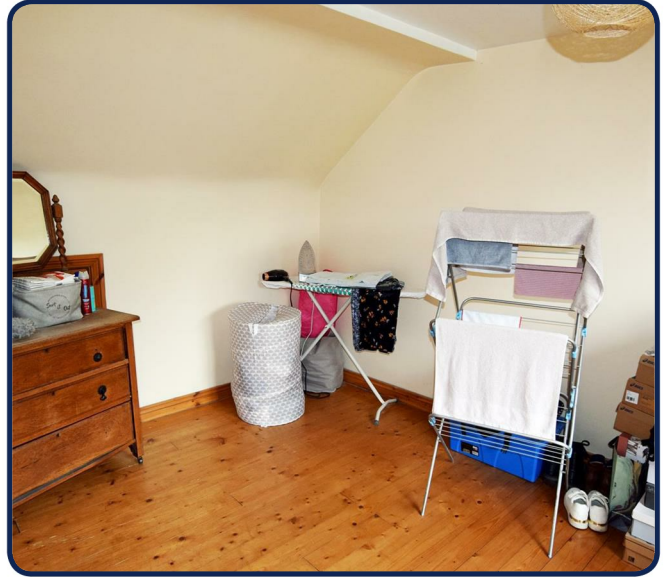
Tenure:

We have been informed that the tenure is Freehold.

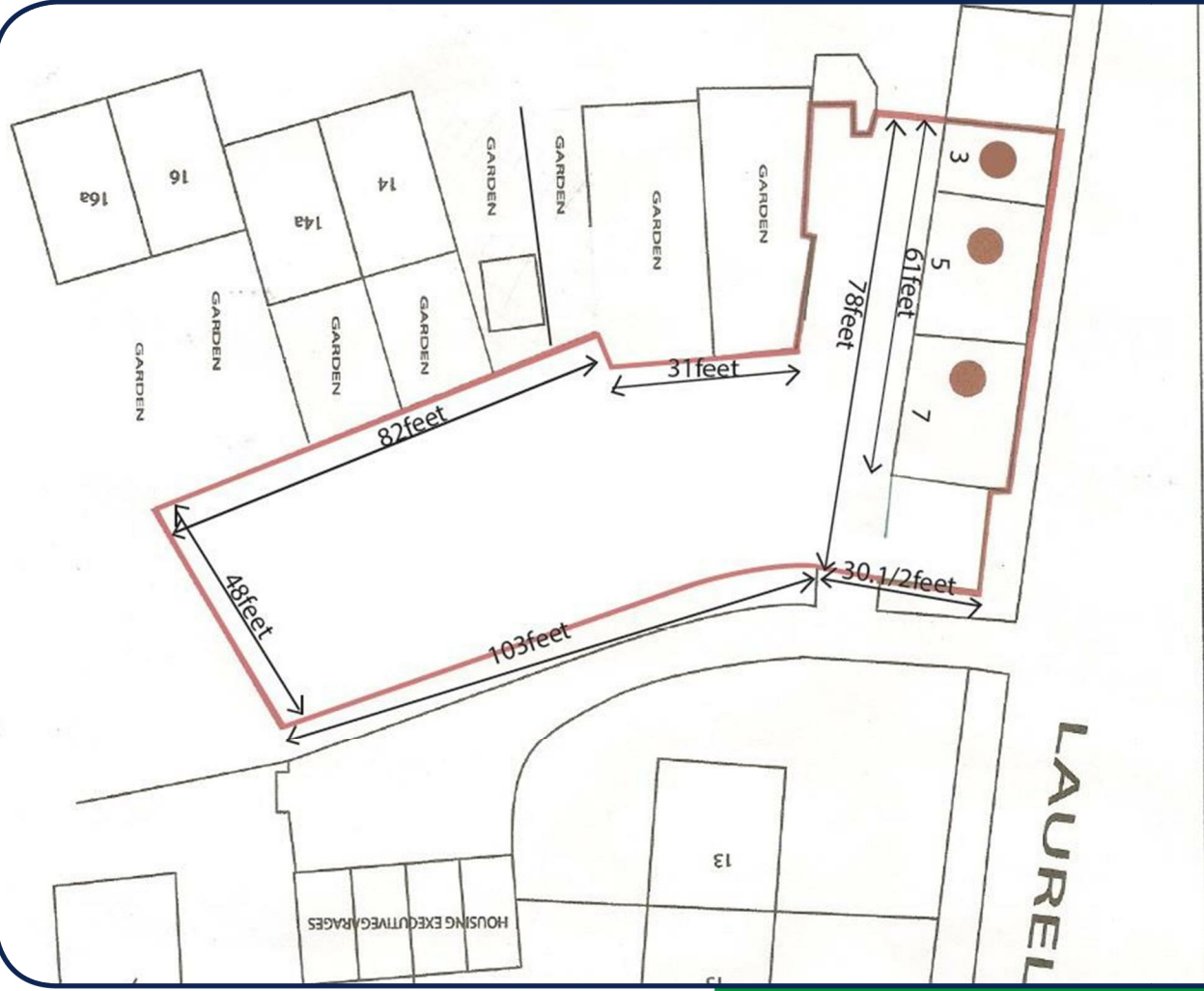


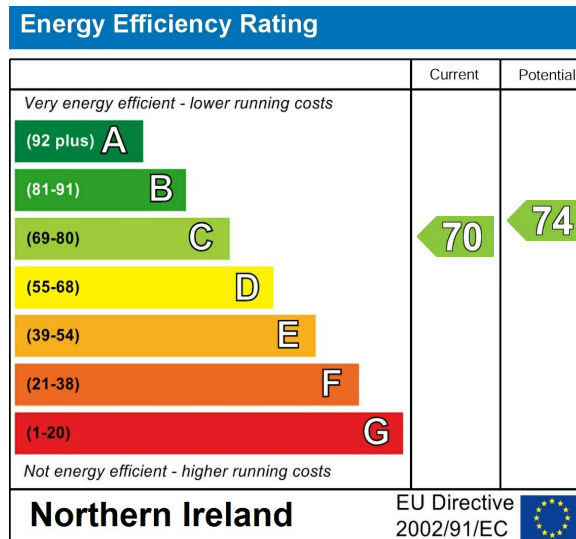






XISTING PLAN AT 5. & 7. LAUREL HILL ROAD





VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Bensons
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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.