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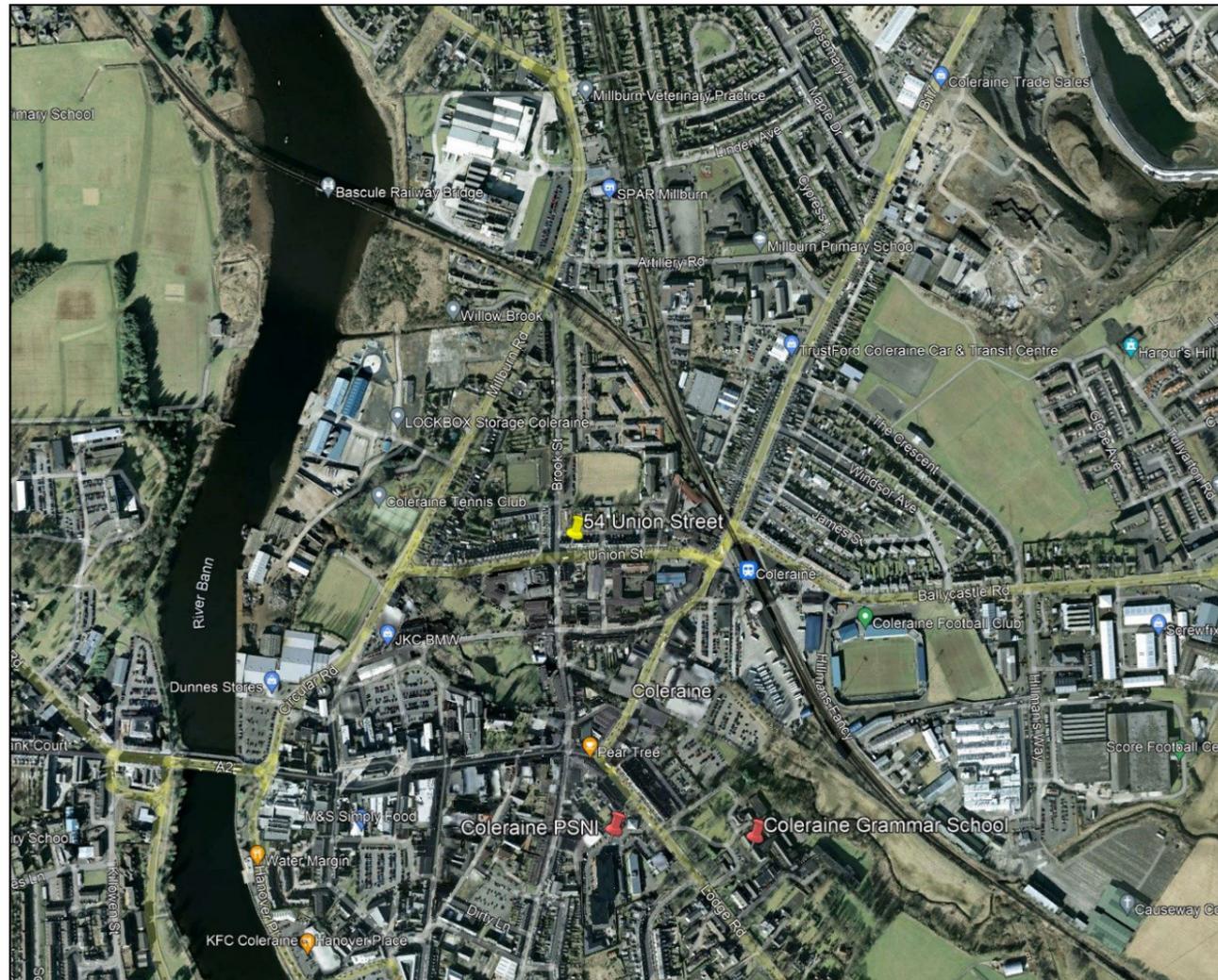
**ARMSTRONG GORDON**

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	42 E	
21-38	F		
1-20	G		

## COLERAINE

54 Union Street

BT52 1QB

Fixed Price £142,000

028 7083 2000  
www.armstronggordon.com

This is a charming four bedroom mid-terrace house located within Coleraine town centre and close to most local amenities. Extending to approximately 1259 sq ft of living space, the property possesses that all important feeling of warmth and character. This superb 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 a host of extras. Centrally located, the property is situated to basically most, if not all 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.

Travelling into Coleraine on the Millburn Road towards the town centre, follow the road onto Union Street. No 54 will be the third house on your left hand side just after the entrance to Brook Street.

**ACCOMMODATION COMPRISES:**

**Entrance Porch:**

With feature cornicing and tiled floor.

**Entrance Hall:**

3'8 wide with feature cornicing and tiled floor.

**Lounge/Dining Area: 12'11 x 12'6**

With recessed log burner with slate hearth, featuring cornicing, wired for wall lights and tiled floor.



**Kitchen: 12'5 x 8'1**

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated ceramic hob, stainless steel oven and stainless steel extractor fan above and tiled splashback, plumbed for automatic washing machine, space for fridge freezer, drawer bank, recessed lighting and tiled floor.



**FIRST FLOOR RETURN:**

**Bathroom:**

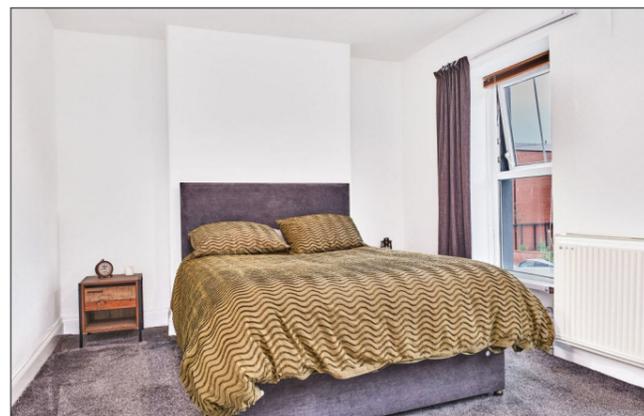
With white suite comprising w.c., wash hand basin with storage below and tiled splashback, fully tiled walk in shower cubicle with electric shower, bath with tiled surround, hot press & extractor fan.



**FIRST FLOOR:**

**Bedroom 1:**

16'9 max x 10'8



**Bedroom 2:**

With 'Velux' window. 10'8 x 10'8



**SECOND FLOOR:**

**Bedroom 3:**

With dormer window and storage cupboards.  
15'9 x 10'8

**Bedroom 4:**

With 'Velux' window. 10'8 x 10'7

**EXTERIOR FEATURES:**

Yard area to rear is fully enclosed and laid in concrete. Outhouse housing tumble dryer. Light and tap to rear. Garden to front is fully fenced in and laid in lawn.



**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Town Centre Location
- \*\* Previously Used As An HMO

**TENURE:**

Leasehold

**CAPITAL VALUE:**

£95,000 (Rates: £883.98 p/a approx.)