



FOR SALE - 23 Long Commons, Coleraine
£80,000

2x  1x  1x 

nre
northern real estate
we value property



Accommodation:

Ground Floor:

Entrance Porch: 0.89m x 1.03m
Lino, papered walls, lighting.

Entrance Hall: 1.01m x 1.03m
Carpet flooring, painted walls, lighting.

Storage: 0.89m x 1.49m

Living Room: 2.84m x 4.98m
Carpet flooring, papered walls, lighting, TV & Phone point, wooden fire surround with electric fire insert.

Kitchen: 3.64m x 3.70m
Lino flooring, painted walls, featured papered walls, lighting, eye & low level units with tiling between, stainless steel sink & drainer, plumbed for washing machine & dishwasher.

Rear Porch: 1.07m x 1.46m
Tiled flooring, painted walls & featured papered wall.

First Floor:

Bedroom 1: 3.00m x 3.85m
Wooden flooring, painted walls & feature papered wall, lighting.

Bedroom 2: 2.71m x 3.71m
Wooden flooring, painted walls with feature papered wall, lighting plus storage (0.80m x 1.07m).

Bathroom: 1.74m x 2.07m
Lino flooring, painted walls, lighting, white suite to include w/c, sink with tiled splashback, bath with tiled splashback and electric shower.

Hot Press: 0.73m x 0.79m



External:

External:

Heating is via Oil Heating.

uPVC double glazed Windows and Doors

Enclosed rear garden.

Approximate annual rates payable as per 2024:
£628.09

Tenure:
Assumed to be freehold

Description:

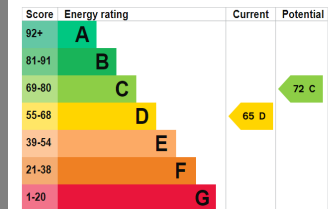
- 2 Bedroom Mid Terrace Property with Enclosed Rear Garden.
- Located within a central area of the town, which allows excellent access to the town centre, a number of schools & colleges and other local amenities such as medical centres, supermarkets and transport routes.
- The property layout accommodates a living room, kitchen & dining area with access to rear garden all on the ground floor, with 2 bedrooms & bathroom to the first floor.
- With this property's favourable layout and location it will be naturally suited to 1st time buyers or property investors as the property is currently tenanted.
- Viewing highly recommended by appointment through selling agent.

EPC:

Energy rating and score

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

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



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