



FOR SALE - 13 James Street, Coleraine

£72,950











Accommodation:

Ground Floor:

Entrance Hall: 1.02m x 1.13m

Wooden floor, papered walls, lighting.

Living Room: 3.65m x 4.27m

Wooden flooring, papered walls, lighting, TV point.

Kitchen: 2.67m x 3.70m

Tiled floors, papered walls, recessed lighting, eye & low level kitchen units with tiling between, stainless steel 1.5 bowl sink & drainer, plumbed for washing machine / dishwasher.

Rear Porch: 1.61m x 1.92m

Painted walls, lighting, plumbed for washing machine.

W/C: 0.99m x 1.48m

Lino flooring, painted walls, lighting, white suite to include w/c and sink with tiled splashback.

First Floor:

Bedroom 1: 3.09m x 3.30m

Wooden flooring, painted walls, lighting, TV point & phone point (built in wardrobe 0.88m x 0.89m).

Bedroom 2: 1.95m x 2.64m

Wooden flooring, painted walls, lighting, phone point.

Bathroom: 1.96m x 2.62m

Tiled flooring, tiled walls, lighting, white suite to include w/c, sink and walk in shower cubicle with mains shower, chrome towel radiator.

Hot Press: 0.58m x 0.90m

Garage: 2.84m x 7.57m





External:

External:

Heating is via Oil Heating. Wooden framed triple glazed windows and front door

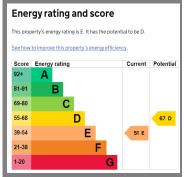
Rear Garden laid with lawn and paved path, access to Garage at rear of property

> Approximate annual rates payable as per 2024:

> > Tenure: Assumed to be freehold

Description:

- 2 Bedroom Mid Terrace Property.
- The property has the added benefit of being within a short walking distance of the town centre, local primary & secondary schools, local amenities and arterial link roads.
- The property layout accommodates a living room, kitchen & dining area, W/C and rear porch which gives access to rear garden all on the ground floor, along with 2 bedrooms and main 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.
- Viewing highly recommended by appointment through selling agent.



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

- 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.
 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 of representation or fact.
 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or f acilities 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.





we value property