



FOR SALE - 84 Lodge Road, Coleraine

£POA

7x  3x  2x 

nre
northern real estate
we value property



Accommodation:

Ground Floor

Entrance Porch: 1.38m x 1.78m

Tiled flooring, panelled and painted walls, lighting.

Entrance Hall: 1.39m x 2.66m

Wooden flooring, panelled and painted walls, lighting.

Boot Room: 2.06m x 2.51m

Wooden flooring, panelled walls, lighting, phone & internet point.

Living Room: 4.34m x 6m

Wooden flooring, painted walls, lighting, panelled around windows, feature bay window, original marble fire surround, insert & hearth with open fire.

Kitchen: 3.75m x 7.32m

Tiled wooden floor effect flooring, painted walls, lighting, exposed roof beams, eye & low level units with quartz worktops and splash, LED unit lighting, integrated hob & ovens, dishwasher, sunken 'Frankie' sink, vertical radiators.

Dining Room: 3.14m x 4.34m

Carpet, papered walls, lighting, phone & internet points, feature panelled window.

Utility Room: 1.06m x 4.10m

Exposed concrete floor, painted walls, lighting, plumbing for washing machine & tumble dryer and houses central heating boiler.

Rear Porch / Sun Room: 2.74m x 3.98m

Original tiled floors, wall lighting, composite half door, exposed red brick wall.

W/C: 1.35m x 2.66m

Tiled floors, part tiled part painted walls, recessed lighting, white suite to include w/c, floating sink & vertical towel radiator.

Snug / Informal Living Room : 3.96m x 6.18m

Tiled flooring with under floor heating, painted walls, feature lighting, cast iron radiators, feature portal style windows, patio doors leading to private rear garden, wood burning stove, TV point, access to attic storage.

Storage: 0.92m x 1.52m

Lighting & Shelving.

First Floor

Bedroom 1: 4.32m x 6.65m

Carpet, painted walls, lighting, bay window.

Bedroom 2: 4.03m x 4.35m

Carpet, painted walls, lighting.

Bedroom 3: 3.70m x 3.82m

Carpet, painted walls, lighting, including hot press (0.78m x 1.15m).

Bedroom 4: 2.08m x 3.21m

Carpet, painted walls with feature papered wall, lighting, fitted wardrobes.

Bathroom: 2.30m x 2.65

Tiled flooring, fully tiled walls, recessed lighting, white suite to include modern w/c, floating sink, fully tiled double walk in shower cubicle with power shower.

Second Floor

Bedroom 5: 2.11m x 3.87m

Carpet, painted walls, lighting, Velux window.

Bedroom 6: 4.39m x 5.40m

Carpet, painted walls, lighting.

Bedroom 7: 3.09m x 4.03m

Carpet, painted walls, lighting, access to eaves storage.

Description:

Exceptional Semi-Detached Victorian Property finished to the highest of standards and boasts original period features throughout.

The property is nestled in the most sought after residential location within the town, along

Lodge Road which is only minutes walk from the town centre and on the cusp of the

transport links to the world famous Causeway Coastline.

This spacious property boast 7 bedrooms of which are 4 master bedrooms, 3 reception rooms to include both formal & informal living spaces, formal dining room, open plan kitchen, rear sunroom, utility and two bathrooms all spread over 3 floors.

The property also boasts a generous plot with private car parking to the front, side and rear gardens for entertaining space.

This property is a true gem on the North Coast

Viewing is strictly by appointment only

External:

Property is approached via a shared tarmac driveway with paved boarder, stoned car parking and lawn.

The side garden is also laid in a mix of lawn, paving and decorative stone

Large rear garden sown in grass with paved outside dining / entertaining space.

Heating is via oil and solid fuel to both living rooms

Outside Tap & Lighting

Double Glazed UPVC Windows & Composite Doors

Approximate annual rates payable as per 2024: £2,941.20

Tenure: Assumed to be freehold

EPC:

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