



FOR SALE - 7 The Crescent, Coleraine
Offers Over - £115,000

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nre
northern real estate
we value property



Accommodation:

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Entrance Hall: 0.94m x 4.08m

Wooden flooring, painted walls, lighting.

Storage (under stairs): 0.92m x 1.62m

Living Room: 3.14m x 3.55m

Wooden flooring, painted walls, lighting, TV point, sliding door, electric fire (recessed).

Kitchen & Dining: 3.03m x 3.54m

Tiled floor, painted walls, lighting, eye & low level units with tiling between, 1.5 bowl sink & drainer, integrated oven and induction hob, plumbed for dishwasher.

Utility Room: 1.98m x 2.08m

Tiled floor, painted walls, lighting, phone point, eye & low level units, plumbed for washing machine & tumble dryer.

First Floor:

Bedroom 1: 2.64m x 4.07m

Carpet, painted walls, lighting.

Bedroom 2: 2.11m x 3.70m

Carpet, painted walls, lighting.

Bedroom 3: 1.90m x 3.08m

Carpet, painted walls, lighting.

Bathroom: 1.75m x 2.06m

Lino flooring, uPVC panelled walls, lighting, white suite to include w/c, sink and bath (mixer tap) and overhead electric shower, chrome towel radiator.

External

Storage: 1.85m x 2.45m

Concrete floor, painted walls, window, electric points, houses central heating boiler.

Storage: 0.72m x 1.62m

Bar / Office: 3.52m x 7.70m

Wooden floor, lighting, oil heating, windows, solid wooden door, and electric points.

Description:

Impressive 3 Bedroom End Terrace

Property.

Located within a sought after area of the town, which allows excellent commuter routes to the North Coast & main link roads from Belfast to Londonderry as well as both bus & train station, primary & secondary schools and other amenities.

The layout of this property accommodates a separate living room, kitchen & dining space, utility all on the ground floor with 3 no bedrooms and main bathroom to the first floor.

An additional benefit of this property is the outside work space which is currently being used as a bar / entertainment space along with an additional office.

The property is naturally suited to 1st time buyers, property investors or someone wishing to downsize and relocate to be closer to town centre amenities.

Viewing highly recommended by appointment through selling agent.



External:

Exterior:

The front of the property is approached via concrete path with decorative stone.

Heating is via oil.

uPVC Double Glazed Windows and door.

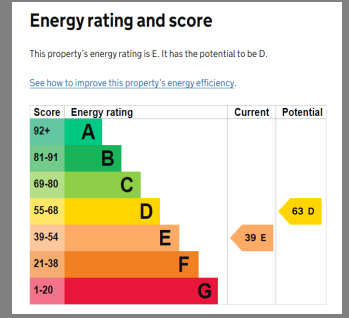
The rear of the property is enclosed and laid with concrete, bottom of the garden houses a shed / bar.

Approximate annual rates payable as per 2024:
£686.28

Tenure:

Assumed to be freehold but may be leasehold

EPC:



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