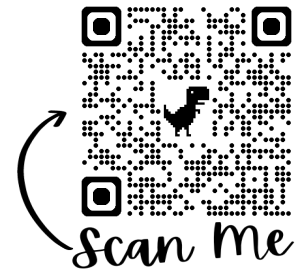


For Sale

18 Irish Society Court, Beresford Place, Coleraine,
County Londonderry, BT52 1GX

Offers Over **£120,000**



Property Overview

- Mid Terrace Townhouse
- 3 Bedrooms, 1 Reception Room
- Gas Heating
- Originally part of the Irish Society Primary School built in 1869 in Victorian Gothic style (Listed Building)
- Wooden double glazed windows
- Original feature ceiling beams throughout the first floor
- Off street parking
- Near town centre location, close to shops, cafes and restaurants
- EPC Rating - C73

18 Irish Society Court, Coleraine, County Londonderry, BT52 1GX

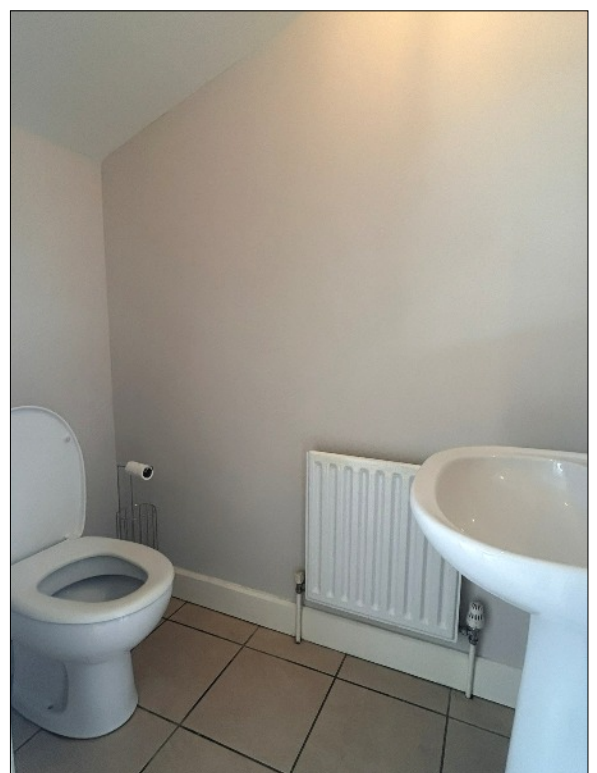


ENTRANCE HALL:

With Wooden entrance door, tiled floor, telephone point, access to understairs storage housing Beam system.

CLOAKROOM:

Comprising w.c. and wash hand basin with tiled splash back, tiled floor, extractor fan.



18 Irish Society Court, Coleraine, County Londonderry, BT52 1GX

OPEN PLAN LOUNGE / DINING AREA:

8.05m x 4.05m (26' 5" x 13' 3") (MAX) With tiled floor, telephone & television point, Beam vacuum point, wooden French door leading to shared rear courtyard.



18 Irish Society Court, Coleraine, County Londonderry, BT52 1GX



KITCHEN:

3.9m x 1.59m (12' 10" x 5' 3") (MAX) With eye and low level units, tiled between, tiled floor, one and half stainless steel sink unit with drainer, Hotpoint electric oven, 4 top gas hob with overhead stainless steel extractor fan, integrated dishwasher, integrated fridge/freezer.

UTILITY ROOM:

2.17m x 1.5m (7' 1" x 4' 11") (MAX) With low tap unit housing gas boiler, space for washing machine & tumble dryer, tiled floor, extractor fan.

18 Irish Society Court, Coleraine, County Londonderry, BT52 1GX

FIRST FLOOR

LANDING:

With Beam vacuum point, access into roof space.

BEDROOM 1:

3.05m x 2.86m (10' 0" x 9' 5") (MAX) With Velux window, television and telephone points. Original feature



EN-SUITE:

Comprising w.c. and wash hand basin with tiled splashback, tiled floor, fully tiled shower cubicle with mains shower system, extractor fan.

18 Irish Society Court, Coleraine, County Londonderry, BT52 1GX

BEDROOM 2:

2.84m x 2.54m (9' 4" x 8' 4") (MAX) With Velux window, Original feature ceiling beams.



BEDROOM 3:

2.49m x 2.31m (8' 2" x 7' 7") With Velux window, Original feature ceiling beams.



18 Irish Society Court, Coleraine, County Londonderry, BT52 1GX



BATHROOM:

Comprising w.c. and wash hand basin with tiled splashback, tiled floor, corner bathtub with tiled splashback, fully tiled shower cubicle with mains shower system, extractor fan, Velux window.

18 Irish Society Court, Coleraine, County Londonderry, BT52 1GX



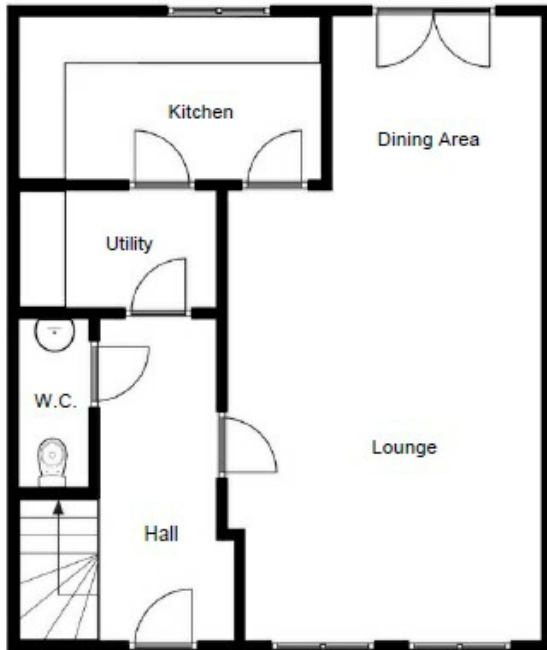
EXTERIOR FEATURES:

Communal off street car parking. Open and communal patio area to the rear of the property.

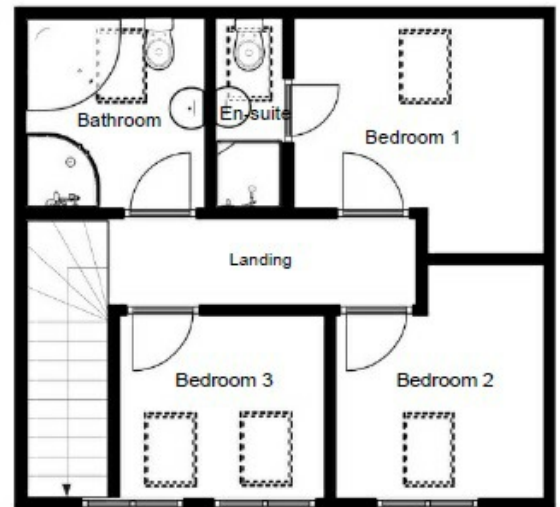
All purchasers will be shareholders in a MANAGEMENT COMPANY formed to maintain communal and open space areas

18 Irish Society Court, Coleraine, County Londonderry, BT52 1GX

FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

MISREPRESENTATION CLAUSE: McAfee Sales, give notice to anyone who may read these particulars as follows:

1. 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.
2. 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.
3. 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 facilities 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.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

18 Irish Society Court, Coleraine, County Londonderry, BT52 1GX

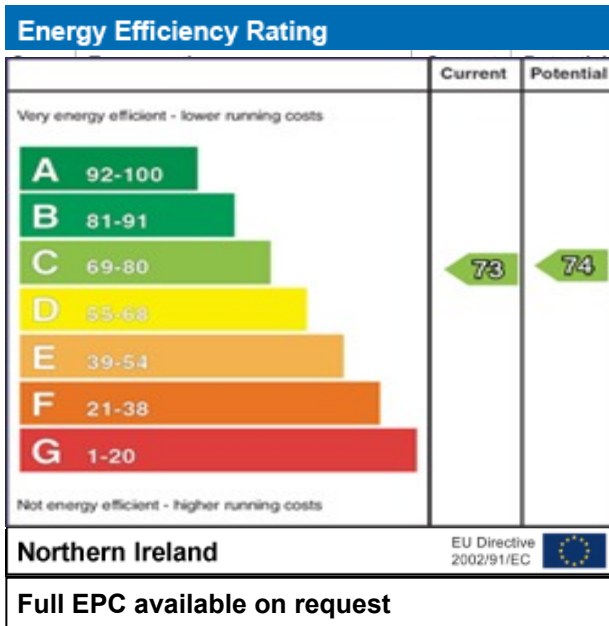


PROPERTY LOCATION:

Irish Society Court is situated in the centre of the town opposite Tesco supermarket.

TENURE:	Freehold
MANAGEMENT FEES 2024 / 2025:	£565.00
RATES 2024 / 2025:	£1029.42

18 Irish Society Court, Coleraine, County Londonderry, BT52 1GX



OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

www.mcafeeproperties.co.uk
coleraine@mcafeeproperties.co.uk

PROPERTY REFERENCE
 COL0262 110724/MH

OUR OFFICE LOCATION



Google maps



Think

FINANCIAL SERVICES

by Clare

- Residential Mortgages
- Re-mortgages
- Self Build Mortgages
- Buy To Let Mortgages
- Holiday Let Mortgages
- Life Cover
- Critical Illness Cover
- Income Protection
- Buildings & Contents Cover
- Landlord Insurance

Contact Clare on 028 7032 8222 / 07739 707 078

Think Financial Services is an Appointed Representative of PRIMIS Mortgage Network. PRIMIS Mortgage Network is a trading name of First Complete Ltd which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.