

Offers around
£139,000



42 Beresford Avenue, Coleraine, BT52 1HJ



- 3 Bedroom 1 Reception Townhouse
- Oil Fired Central Heating
- Double Glazed Windows
- Enclosed Area To Rear & Parking To Front
- Close Proximity to Town Centre, Shops, Schools, Health Centres & Amenities
- Excellent Decorative Order Throughout
- Ideal For Investor or First Time Buyer
- Internal Inspection Highly Recommended

DESCRIPTION

This excellent 3 bedroom townhouse located off the Lodge Road / Nursery Avenue has been maintained to the high standards throughout and offers bright well laid out accommodation. With close proximity to local amenities such as Lodge Health Centre, schools, supermarkets, bus/train station and town centre this fantastic property is sure to appeal to a wide range of purchasers.

ACCOMMODATION COMPRISING

Entrance Porch

With tiled floor, telephone point.

Lounge

17'0 x 11'0 (5.18m x 3.35m)

With wooden surround fireplace with tiled inset and hearth, under stairs storage, TV point, coving, double doors into:-

Kitchen / Dining Area

17'0 x 12'0 to widest points (5.18m x 3.66m to widest points)

With fully fitted range of eye and low level units with tiling between, integrated hob with extractor fan, eye level oven, French doors leading to rear, tiled flooring.

Utility Room

8'0 x 4'10 (2.44m x 1.47m)

With stainless steel sink unit, plumbed for washing machine, tiled flooring.

First Floor Landing

With hotpress.

Bedroom 1

12'0 x 8'0 (3.66m x 2.44m)

With built in mirrored sliderobes, access to roofspace.

Bedroom 2

12'0 x 9'0 (3.66m x 2.74m)

Bedroom 3

7'0 x 7'0 (2.13m x 2.13m)

Bathroom

Suite comprising fully tiled walk in shower cubicle, bath, wc, wash hand basin, extractor fan, half tiled walls.

EXTERIOR FEATURES

Enclosed concrete yard to rear with pedestrian access. Parking to front.

Estimated Rates

£870.20 per annum

Tenure

Freehold



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Bensons
9 Dunmore Street, Coleraine
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www.bensonsni.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
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