

For Sale

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

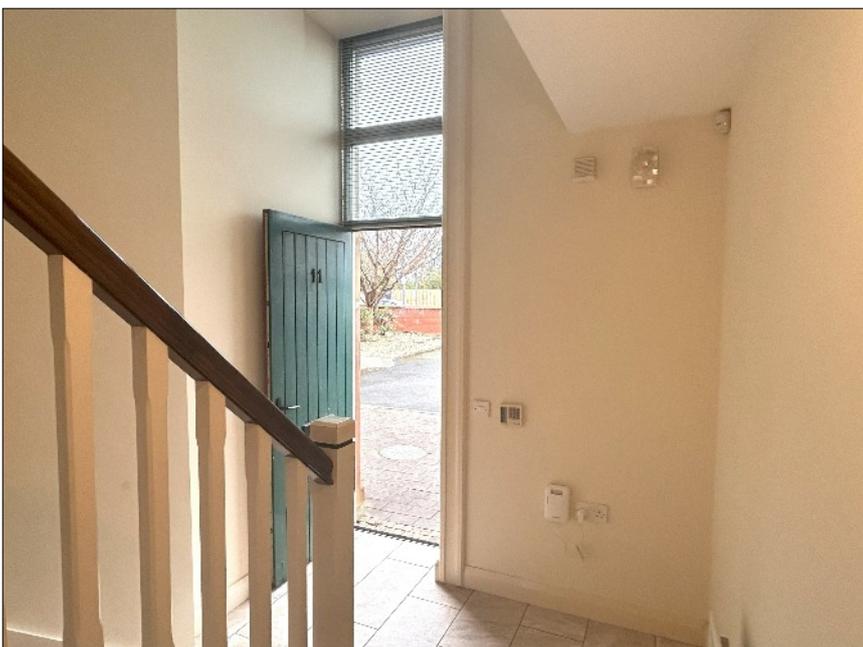
Offers Over **£140,000**



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.
- Wooden double glazed windows
- Off street parking
- Original feature ceiling beams throughout the first floor
- Near town centre location, close to shops, cafes and restaurants
- Rates: The assessment for the year 2023/2024 is £1256.18
- Management Fee: The assessment for the year 2023/2024 is £565.00
- EPC Rating - C70

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ENTRANCE HALL:

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

CLOAKROOM:

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

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LOUNGE:
14' 9" x 11' 6" (4.50m x 3.50m) (MAX) With wooden effect flooring, telephone and television points.

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OPEN PLAN KITCHEN / DINING AREA:

17' 11" x 13' 4" (5.46m x 4.07m) (MAX) With eye and low level units, tiled between units, one and a half bowl stainless steel sink unit with drainer, integrated fridge/freezer, integrated dishwasher, Hotpoint electric oven, gas hob with overhead stainless steel extractor fan, tiled floor, Storage unit housing gas boiler, rear access door leading to communal courtyard / parking.

UTILITY ROOM:

7' 5" x 5' 9" (2.25m x 1.74m) With low level units and storage unit, tiled above units, single basin stainless steel sink unit with drainer.

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FIRST FLOOR LANDING:

With Velux window, Beam vacuum point. Original feature ceiling beams.



BEDROOM 1:

14' 9" x 12' 10" (4.49m x 3.92m) (MAX) With wooden effect flooring, Velux window, television and telephone points. Original feature ceiling beams.

EN-SUITE:

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

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BEDROOM 2:
13' 1" x 11' 3" (4.00m x 3.42m) (MAX) With Velux window, television point. Original feature ceiling beams.



BEDROOM 3:
9' 10" x 9' 6" (2.99m x 2.90m) With Velux window.

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BATHROOM:

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

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EXTERIOR FEATURES:

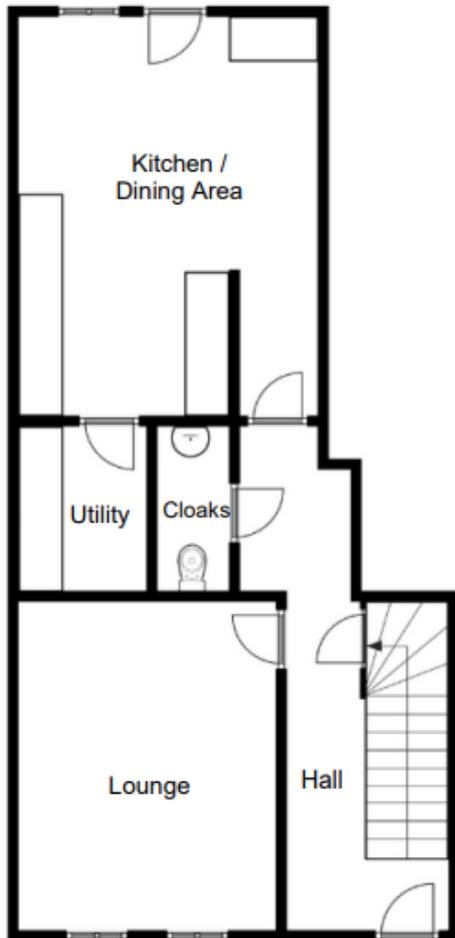
Communal off street car parking. Open and communal patio area to the rear of the property.

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

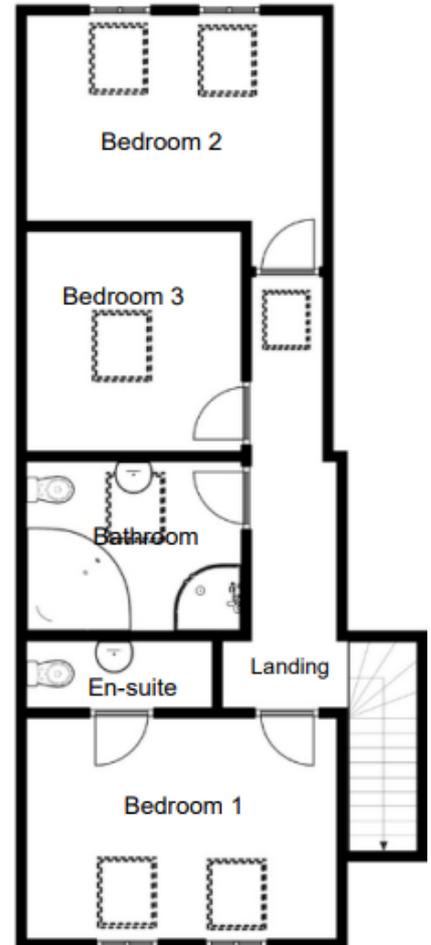


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FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

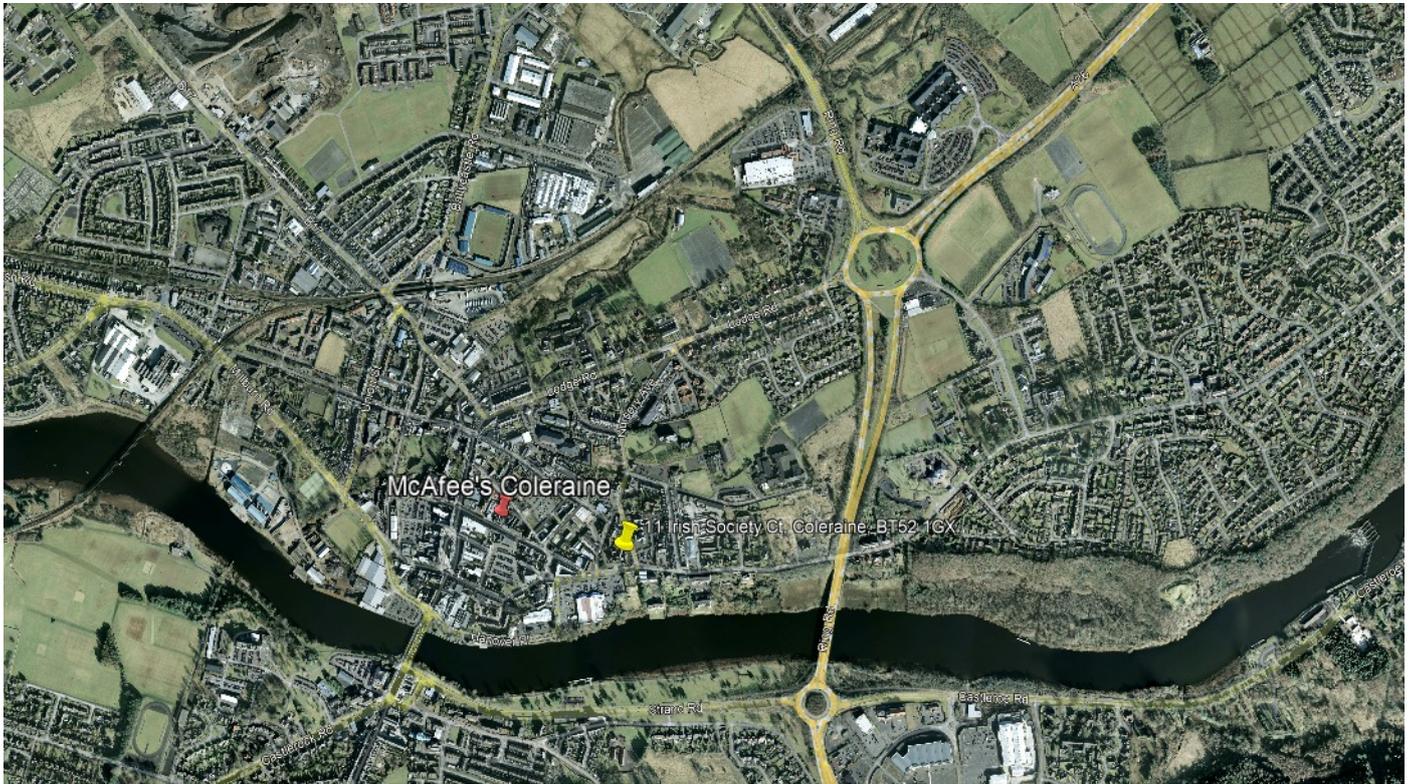
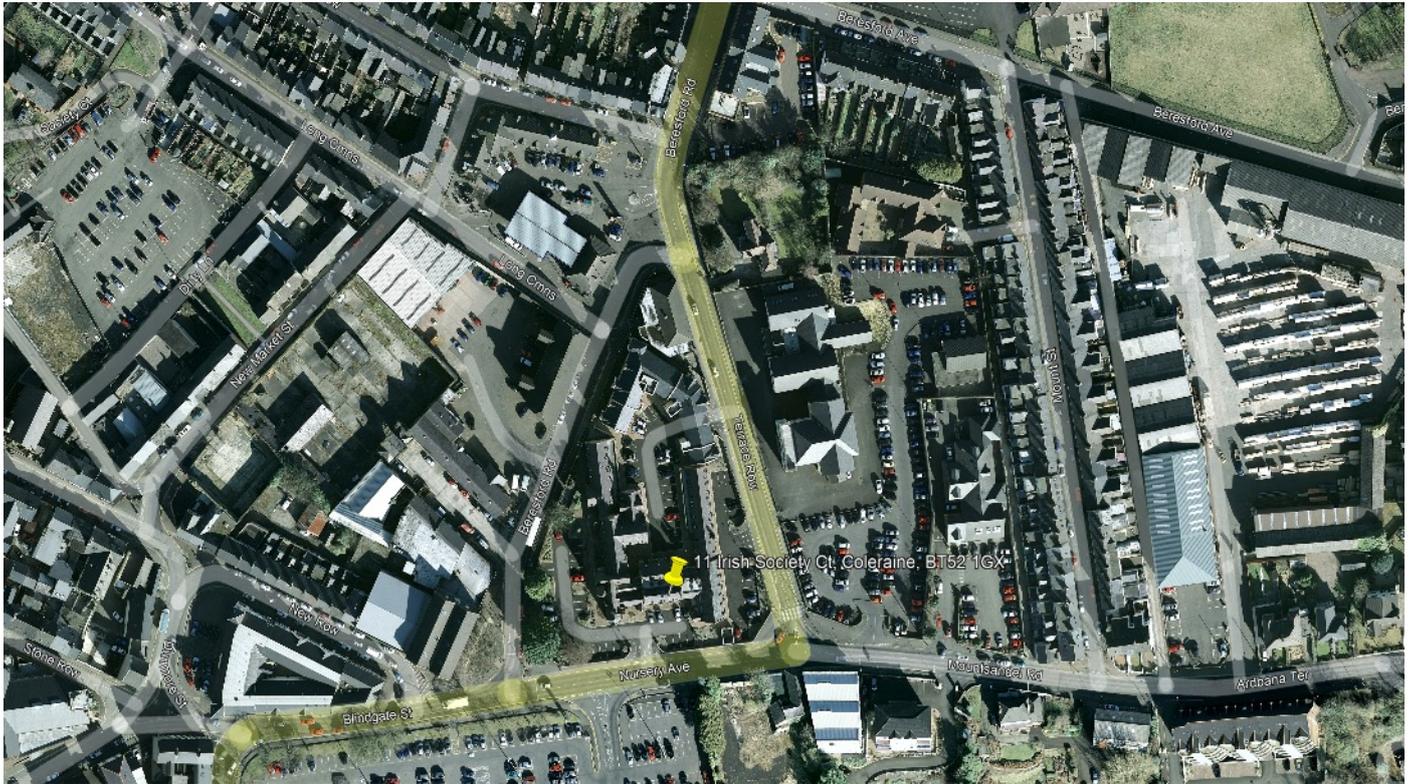
For illustrative purposes only. Not to scale.

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.

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Property Location:

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	70	71
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	
Full EPC available on request			

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
 COL0240 270324/JM

OUR OFFICE LOCATION



Google maps



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Think

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