

Exterior:
The house is accessed to the front via private gated entry leading to the front entrance door with decorative stone to the left.

The rear of the property is a fully enclosed concreted rear yard space.

Heating is via Gas Heating

Outside Security Light

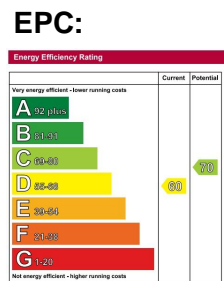
uPVC Double Glazed Windows and hard wood front door.

HMO approved house

Approximate annual rates payable per 2018:
£819.50

Tenure:
Assumed to be freehold

Solicitor:
TBC



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- 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.
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44 Lower Captain Street, Coleraine



Offers Around £135,000

- Spacious 6 Bedroom Terraced Property (in need of refurbishment)
- Located in a highly sought after area of Coleraine along Lower Captain Street.
- The property is comprised of a separate spacious family room, snug, kitchen, dining area with utility room, & W/C on the ground floor with 3 no bedrooms and bathroom to the first floor and a further 3 no bedrooms to the 2nd floor.
- The property has the added benefit of being within a short walking distance of the town centre, local primary, secondary and grammer schools
- Viewing comes highly recommended and strictly by appointment through the selling agent.

Accommodation Comprising

IPMS 2 Measurement - 2,176 sq ft

Ground Floor:

Entrance Porch:

1.31m x 1.50m

Tiled floors, painted walls, lighting

Entrance Hall:

1.98m x 7.14m

Wooden floor,, painted walls, lighting

Family Room:

3.48m x 4.85m

Wooden flooring, painted walls, lighting, coving, feature fireplace with tiled insert and hearth

Dining Room:

3.24m x 3.30m

Tiled floor, painted walls, lighting

Kitchen:

2.36m x 3.29m

Tiled floor, painted walls, lighting, eye and low level units with tiling between, SS Sink & drainer, integrated hob & oven.

Utility Room:

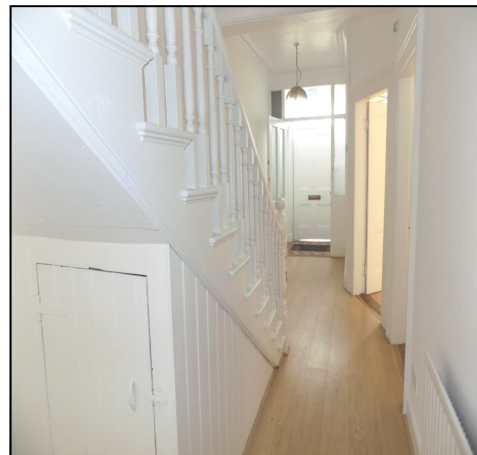
2.03m x 3.32m

Tiled floor, painted walls, lighting, white suite to include WC sink, fully tiled walk in shower cubicle and mains shower, plumbing for 2washing machine

Snug:

3.50m x 3.96m

Carpet, painted walls, lighting, feature fireplace with brick insert & tiled hearth, coving, TV point



First Floor:

Bedroom 1:

4.87m x 5.64m

Wooden flooring, painted walls, lighting, feature fireplace with tiled insert, hearth, feature bay window

Bedroom 2:

3.55 m x 3.98 m

Carpet floors, painted walls, lighting, feature fireplace

Bedroom 3:

2.25m x 3.33m

Carpet flooring, painted walls, lighting

Bathroom:

1.82m x 2.31m

Tiled floors, half panelled & half painted walls, lighting, white bathroom suite to include bath, sink with tiled splash back to both

WC:

1.06m x 1.15m

Tiled floors, half panelled & half painted walls, lighting, WC

Second Floor:

Bedroom 4:

1.98m x 4.11m

Carpet flooring, painted walls, lighting

Bedroom 5:

3.54m x 3.88m

Carpet flooring, painted walls, lighting, feature fireplace

Bedroom 6:

3.56m x 4.10m

Carpet flooring, painted walls, lighting, feature fireplace

