



20 NURSERY AVENUE, COLERAINE, BT52 1LP



- APPROX 1,480 SQFT
- TWO RECEPTIONS
- TOWN CENTRE LOCATION
- 3 BEDROOMS
- ATTIC / STORE ROOM
- GARAGE AND STORE

OFFERS OVER £109,950

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		50
F 21-35	27	
G 1-20		
Not energy efficient - higher running costs		



This deceptive terrace property extends to approximately 1,480sqft over three floors. To the rear there is a private courtyard garden, a large garage and storeroom. This home has been lovingly maintained by its current owner and is therefore in immaculate condition. It is within easy walking distance to the town centre, shops, health centres, schools and churches. It consists of three good bedrooms and has also has an attic/storage room, providing excellent accommodation for a growing family.

FEATURES

- Property extends to approximately 1,480sqft.
- 3 bedrooms, attic/store room, lounge, living room, kitchen / dining room, bathroom.
- Garage and large store to rear which would be ideal for someone working from home.
- Located just off the Lodge Road, close to all local amenities.
- Immaculately maintained internally and externally.
- Oil fired central heating system.
- Double glazed windows in wooden frames.
- Would make an excellent purchase as an investment given its keen asking price. Would also suit a first time buyer or family.

(028) 703 44433

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ACCOMMODATION

Porch

Glass panel door.

Hallway

With a telephone point and a wall lighting.

Lounge (4.8m x 4m)

An open fire with tiled hearth and surround. Fitted shelves and television point. Stain glass windows and sliding door leading to living room / dining room.

Living Room / dining room(4.3m x 3.9m)

Electric fire inset with tiled surround.

Kitchen (4.9m x 3m)

High and low level storage units, integrated extractor fan, space for a fridge freezer and freestanding oven /hob. Plumbed for a washing machine, single drainer stainless steel sink unit .

Under stairs storage.

FIRST FLOOR

Carpeted landing with a light well

Bed 1 (2.8m x 2.7m)

A single room to the rear with hot press and storage cupboard.

Bed 2 (3.6m x 3.6m)

Carpeted double room to the rear.

Bed 3 (5m x 3.7m)

Carpeted double room to the front which has fitted wardrobes and vanity desk.

Bathroom

Tiled floor and partly tiled walls, low flush wc. Pedestal wash hand basin, tiled bath.

SECOND FLOOR

Attic/Store Room (5m x 3.7m)

Carpeted room with light and power supply.



Regulated by RICS



EXTERNAL FEATURES

Garage (5.4m x 4m)

Up and over door. Electricity supply and lighting.

Store (3.5m x 3.2m)

Electricity and water supply.

Outside WC

- Fully enclosed and private rear garden.
- Vehicular access to rear via a stoned laneway.



ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £ 819.50



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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