

**For Sale**

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

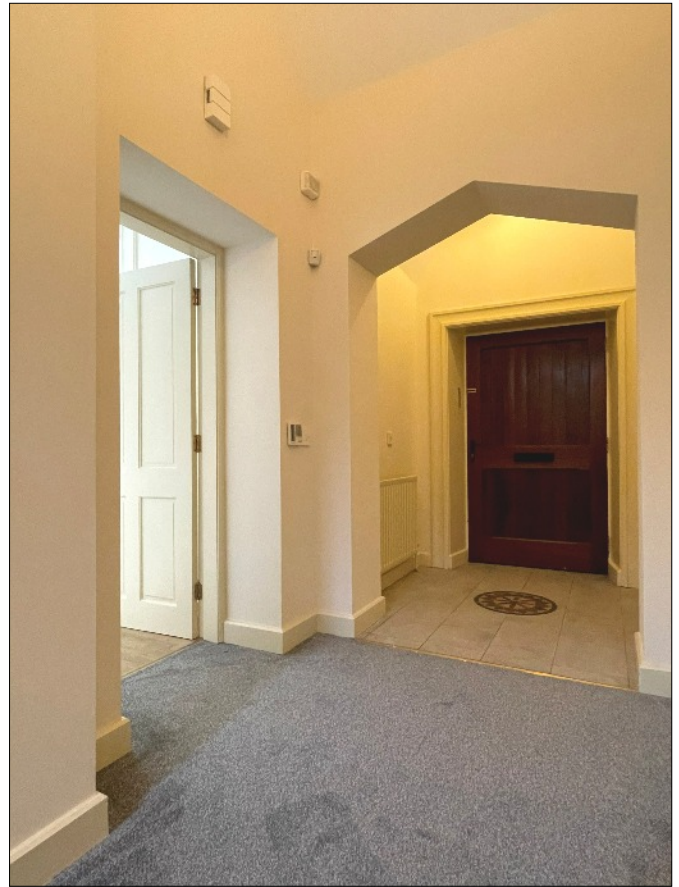
Offers Over **£140,000**



**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 £1395.75
- Management Fee: The assessment for the year 2023/2024 is £565.00
- EPC Rating - D67

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**ENTRANCE PORCH:**

With wooden entrance door, tiled floor, open archway leading to:

**ENTRANCE HALL:**

With telephone point, access to understairs storage, Velux window, Beam vacuum point.

**CLOAKROOM:**

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



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**LOUNGE:**  
15' 5" x 14' 1" (4.70m x 4.30m) (MAX) With wooden effect flooring, telephone and television points.

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**OPEN PLAN KITCHEN / DINING AREA:**  
18' 1" x 12' 10" (5.50m x 3.90m) (MAX)

**KITCHEN / DINING AREA:**

Kitchen - 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, Creda oven, gas hob with overhead stainless steel exactor fan, tiled floor. Dining Area - With wooden effect flooring, double doors leading to rear, Beam vacuum point.

**UTILITY ROOM:**

8' 10" x 6' 4" (2.70m x 1.92m) With eye and low level units, tiled between units, single basin stainless steel sink unit with drainer, space for washing machine, gas boiler.

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**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:**

12' 10" x 9' 6" (3.90m x 2.90m) (MAX) With wooden effect flooring, Velux window, television point. Original feature ceiling beams.



**BEDROOM 3:**

10' 5" x 9' 2" (3.18m x 2.80m) (MAX) With wooden effect flooring, Velux window. Original feature ceiling beams.

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**BATHROOM:**

Comprising w.c. and wash hand basin with tiled splashback, tiled floor, panel bathtub with tiled splashback, heated towel rail, fully tiled shower cubicle with mains shower system, extractor fan, Velux window. Original feature ceiling beams.

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**EXTERIOR FEATURES:**

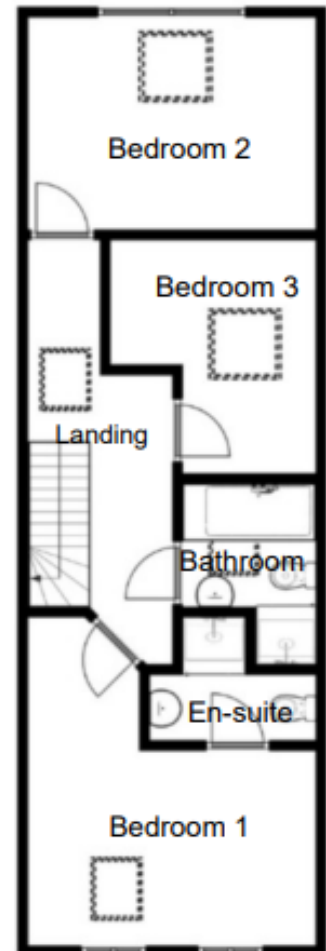
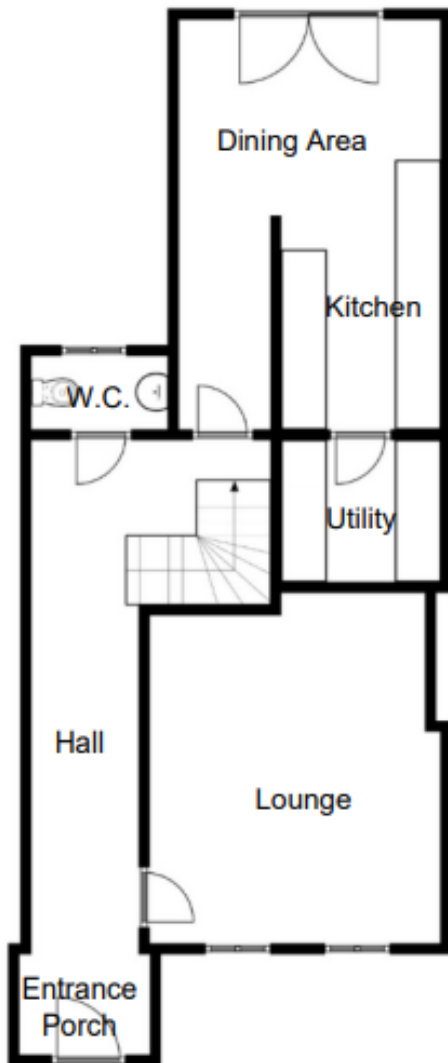
Communal off street car parking. Open and communal patio area to the rear of the property.

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



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FLOOR PLANS



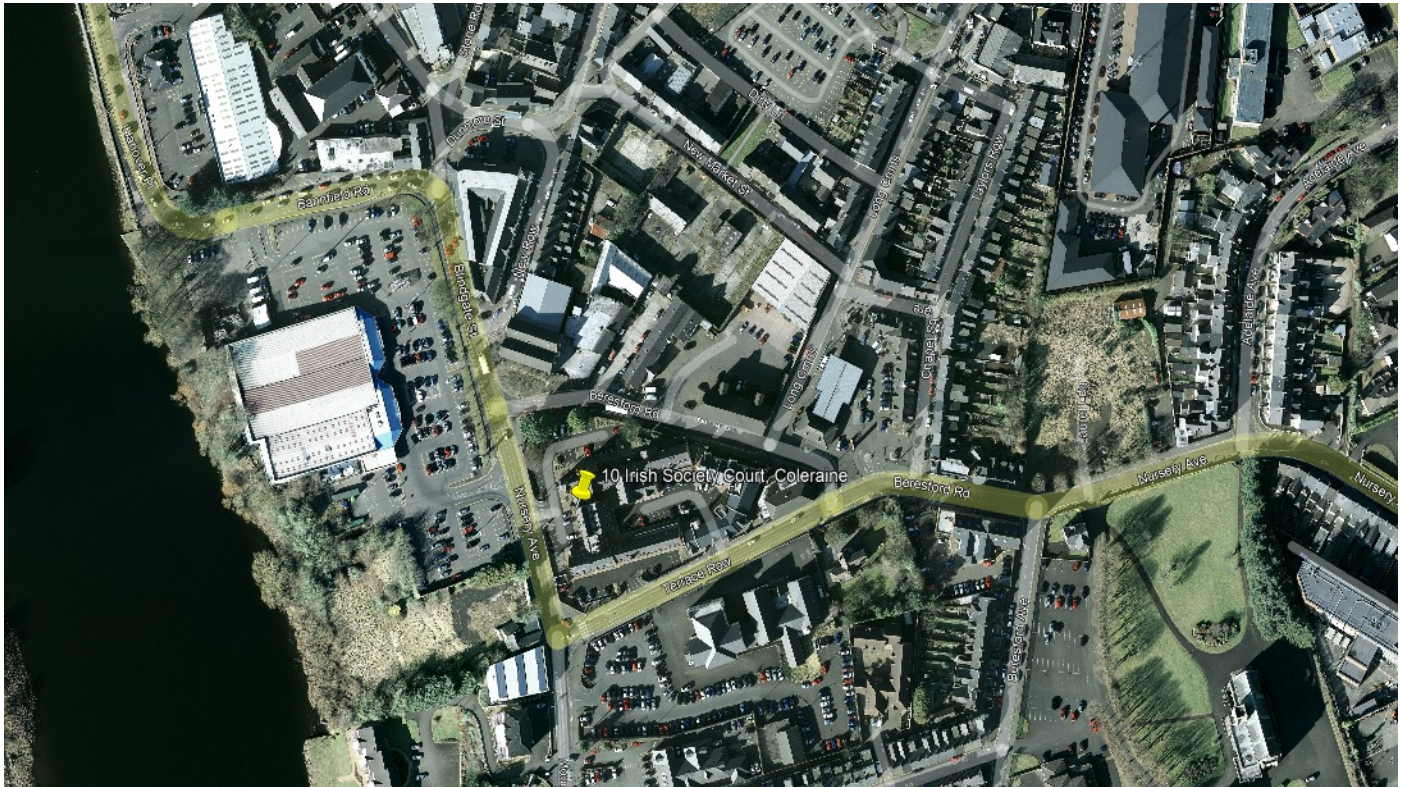
**For illustrative purposes only. Not to scale.**

**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.**

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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			
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	67 D	68 D
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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](http://www.mcafeeproperties.co.uk)  
[coleraine@mcafeeproperties.co.uk](mailto:coleraine@mcafeeproperties.co.uk)

**PROPERTY REFERENCE**  
 COL0218      121023/JM

**OUR OFFICE LOCATION**



Google maps



# Think

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- Income Protection
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