

**For Sale**

56 Nursery Avenue, Coleraine, County Londonderry,  
BT52 1LP

Offers Over **£127,500**

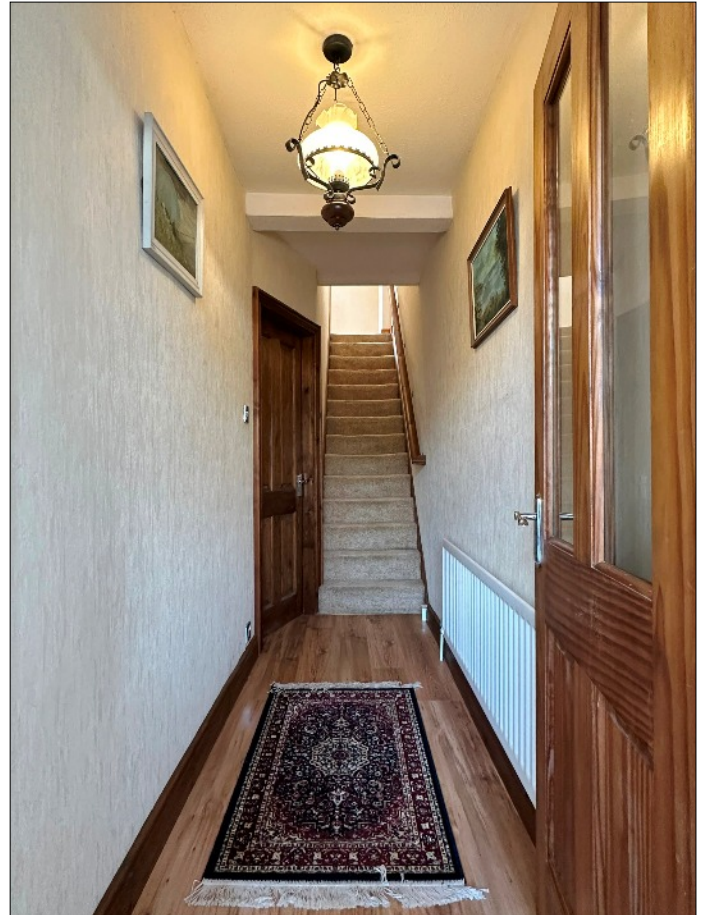


**Property Overview**

- Mid Terrace House
- 2 Bedrooms, 2 Reception Rooms
- Oil fired Central Heating
- uPVC double glazed windows
- uPVC fascia, soffits & down piping
- Detached garage
- Close to Town Centre and local amenities
- Ideal for first time buyer / investor buyer
- Rates: The assessment for the year 2023/2024 is £783.18
- EPC Rating - E40



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**ENTRANCE PORCH:**

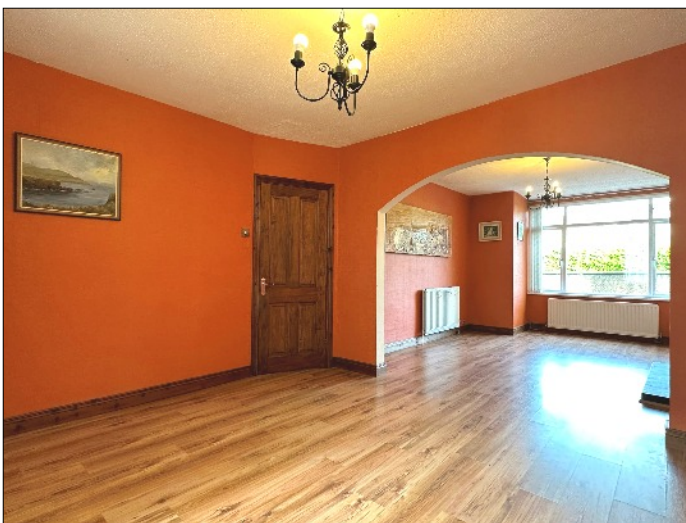
With wooden effect flooring, uPVC entrance door.

**ENTRANCE HALL:**

With wooden effect flooring.



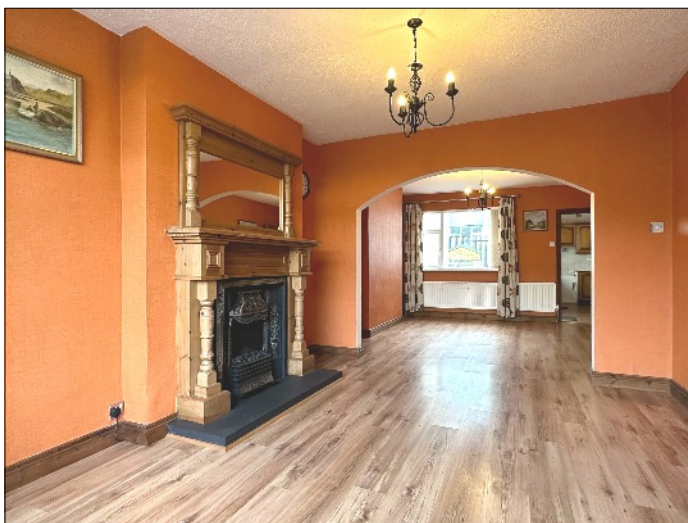
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**DINING ROOM:**  
12' 2" x 11' 10" (3.70m x 3.60m) (MAX) With wooden effect flooring, open plan access into:



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**LOUNGE:**

11' 4" x 11' 2" (3.46m x 3.41m) (MAX) With wooden effect flooring, Television point, bay window, fireplace housing electric fire, wooden surround, feature pattern cast iron inset, tiled hearth.



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**KITCHEN:**

11' 6" x 7' 3" (3.50m x 2.20m) With eye and low level units, tiled walls between and above units, tiled floor, single basin stainless steel sink unit with drainer, space for free standing fridge freezer, space for free standing oven & hob, wooden panelled ceiling, uPVC rear access door leading to rear yard.



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## FIRST FLOOR

### LANDING:

With access into Hot-press, storage closet, access into attic room.



### BEDROOM 1:

15' 2" x 11' 10" (4.62m x 3.60m) (MAX) With built in wardrobes.



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**BEDROOM 2:**  
12' 2" x 8' 6" (3.70m x 2.60m) (MAX) With built in wardrobes.



**ATTIC ROOM:**  
13' 7" x 10' 6" (4.15m x 3.19m) With access into eaves, Velux window.



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**BATHROOM:**

Comprising w.c. and wash hand basin, fully tiled walls, tiled floor, wooden panelled ceiling, electric shaving point, bathtub with Redring Shower system and shower door installed.



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**EXTERIOR FEATURES**

Front yard enclosed by boundary wall with pedestrian access. Rear yard fully paved with outside water tap, PVC oil tank, access onto back alley way for garage access.

**GARAGE:**

21' 8" x 12' 2" (6.60m x 3.70m) With electric roller garage door, vehicle inspection pit, power points and lighting.

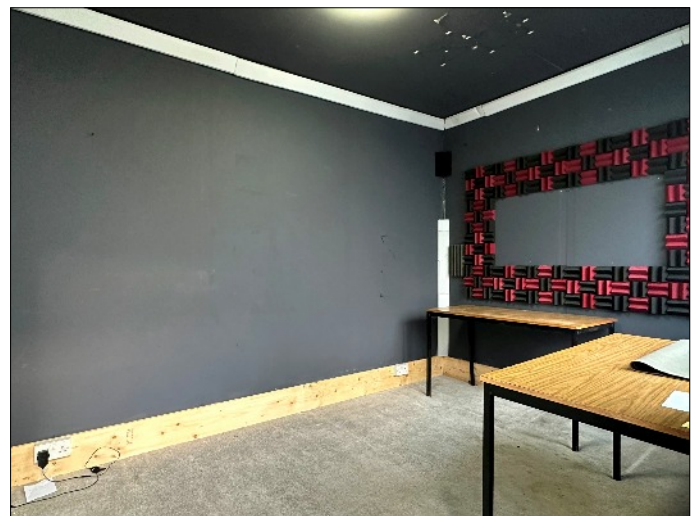
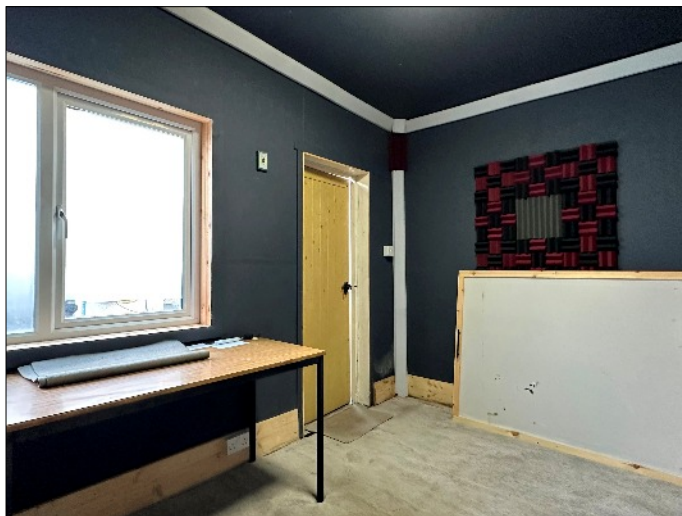


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**SHOWER ROOM / UTILITY:**

11' 6" x 7' 3" (3.50m x 2.20m) With w.c. and wash hand basin, half tiled walls, fully tiled shower cubicle with Redring shower system, low level units with plumbing for washing machine, access to boiler.



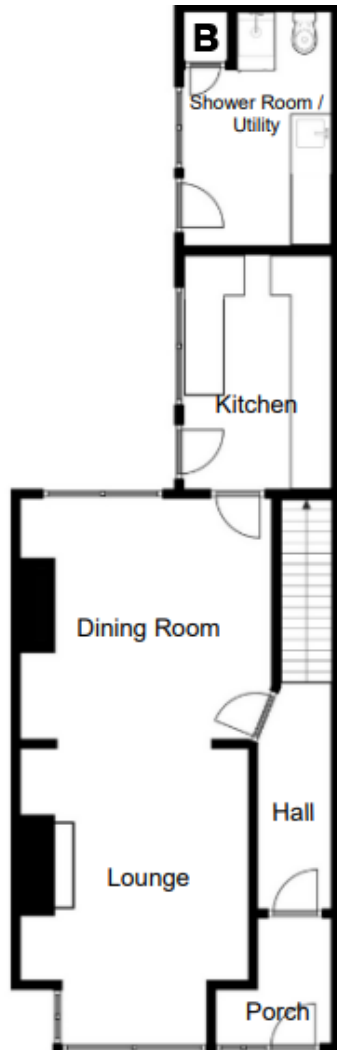
**MUSIC / SOUND ROOM:**

11' 9" x 7' 10" (3.57m x 2.38m) Partial partitioned room to the back of the garage with power points and lighting. Suitable for office use.



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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.**

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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.
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**Property Location:**

Upon entering Coleraine via the Lodge Road Roundabout onto the Lodge Road, follow the road round onto Nursery Avenue and Number 56 will be on the left hand side.



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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>		65 D
39-54	<b>E</b>	40 E	
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**  
 COL0224 021123/JM

**OUR OFFICE LOCATION**



Google maps





# Think

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