Enclosed side garden laid in lawn with paved patio area

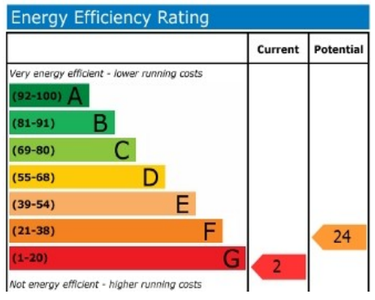
Mature hedge enclosed garden laid in lawn to rear

Other Features
Oil Fired Heating
Mid-Victorian Gentleman's' Town Residence circa 1873
B1 listed – HB03/18/024
Original Features Retained
Most Convenient Town Centre Location
Early Viewing Highly Recommended

For Further Details and Permission to View
Contact Selling Agents

Solicitor:
TBC

Property Reference:
CR4374.MP.031016



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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.
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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 Coleraine for Year 2000 Compliance and the Purchasers/Lessees must make their own investigations.

northern ireland cancer fund for children

"Salem Lodge"

33 Millburn Road, Coleraine BT52 1QT

View from first

Offers Around £399,500

Coleraine Office
20 New Row
Coleraine BT52 1AF

T : 028 7034 2224

www.mcafeepropertiesandmortgages.com

The Property Ombudsman SALES

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"Salem Lodge" was constructed in 1873-4 by Samuel Shannon and is first shown on the third edition OS map of 1904 when Millburn Road formed part of Coleraine's late Victorian phase of development in which fashionable villas and terraces were constructed on the outskirts of the town. An impressive residence then, this delightful and charming property still cannot fail but to impress, as it retains so much of the feel and character of the Victorian Age.

Reminiscent of a bygone era, exceptional properties of this kind are becoming increasingly difficult to find on the market for sale, so this really is one to be viewed at the earliest opportunity, as we expect a more than keen level of interest in same. So book that appointment today for the home you know you deserve

Location:
From "The Old Bridge" proceed along Circular Road keeping to the left hand lane past the Union Street turn off and on to Millburn Road. No 33 is located on the right hand side opposite the Rose Gardens and Tennis Courts.

Accommodation Comprising:

Double Access Entrance Porch:
With tiled floor

Reception Hall:
21'0 x 14'11 With coving, dado rail wooden flooring, feature twin return staircase to First Floor

Bedroom (3):
15'3 x 8'10 plus recess

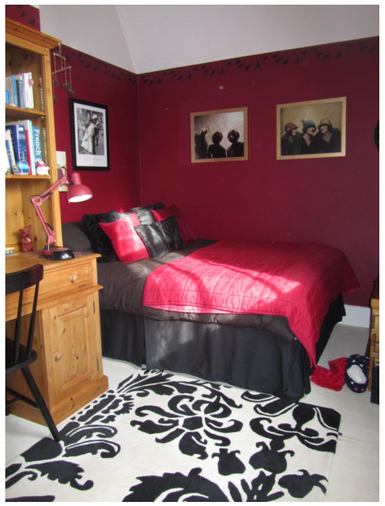
Bedroom (4):
15'3 x 6'9 plus recess With wooden flooring

Bathroom (split level):
19'8 x 8'3 With mains shower fitting over bath, tiled walk-in shower cubicle, Aqua Profile Plus shower, half paneled walls, stained glass panel door to inner landing

Separate WC:
With wash hand basin and 2/3 paneled walls

Hot Press

Nursery/Bedroom (5):
9'8 x 6'3



Exterior Features

Mature Terraced garden to front, lower terrace in lawn with two feature weeping willows and shrub border, upper terrace in coloured stone

Concrete Sun Terrace to side

Mews lane leading from Millburn Road to asphalt parking area

Garden Store:
14'2 x 9'9 with light.

Boiler House.

Coach House/Hay Store:
25'3 x 14'11 (external with loft over)

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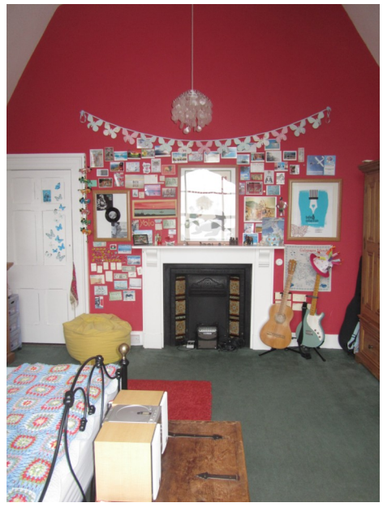
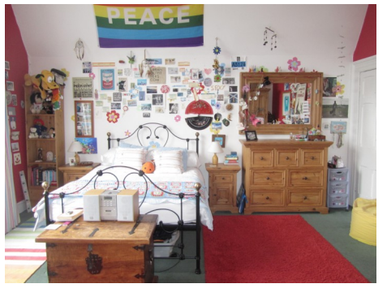
First Floor

Minstrel Gallery Style Landing:
With detailed cornice and coving, glass dome/light tunnel

Bedroom (1):
17'7 x 15'5 With cast iron fireplace, slate inset and hearth, shelved storage cupboard and double built-in wardrobe

Bedroom (2):
16'3 x 15'3 With wooden surround fireplace, cast iron inset, shelved storage cupboard





Drawing Room:
18'2 plus bay x 14'6 With mahogany surround fireplace, mirrored over-mantel, brick inset and tiled hearth, coving and centerpiece, French Door to side Terrace

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Dining Room:
17'2 plus bay x 14'6 With mahogany surround fireplace, cast iron and slate inset, slate tiled hearth, coving and centerpiece

Butlers' Pantry:
8'8 x 8'5

Snug/"Scottish" Room:
14'6 x 8'6 With brick fireplace, slate hearth, mantelboard, gas fire, coving, feature exposed stone wall and wooden flooring

Cloaks/Shower Room:
14'8 x 6'4 Comprising WC, wash hand basin, tiled walk-in shower cubicle, Mira Sport Max shower fitting, feature exposed stone wall

Kitchen/Dining:
17'4 x 14'2 With Franke bowl and half stainless steel sink unit, range of fitted eye and low level units, display cabinets, Larder and Dresser units, wine rack, Aga oil fired range, Belling 4 ring gas hob, Hotpoint double under oven, extractor and integrated dishwasher, tiled between work tops and eye level units, wooden flooring, French Door to paved patio

Utility Room/ Side Porch:
8'7 x 4'5 Plumbed for automatic washing machine, sheeted ceiling, dado rail, wooden flooring