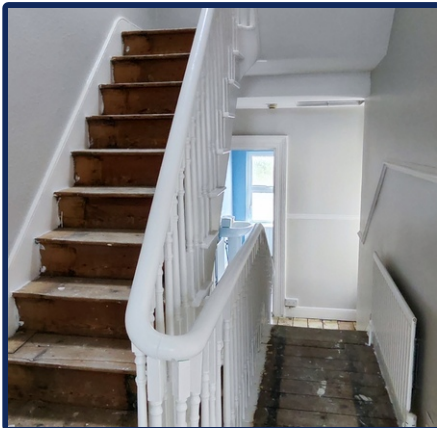




60 Union Street, Coleraine, BT52 1QB



- Gas Fired Central Heating.
- Part uPVC Double Glazed Windows.
- Ideal for Investment/First Time Buyer.
- Conveniently situated to Coleraine Town Centre, Bus/Train Station, Schools & all other local amenities.
- Viewing by appointment only through Selling Agent



This spacious 2 reception, 4 bedroom mid-terrace townhouse offers a well laid out family accommodation and would be in need of some modernisation. Retaining attractive period features the property offers a chance for the purchaser to finish the property to their standards. The dwelling which is located in a most central location within walking distance from the town centre, train/bus station schools/college and would appeal to a variety of purchasers and early viewing comes highly recommended by the selling agent.

ACCOMMODATION COMPRISING

Entrance Porch

With tiled floor and dado rail.

Entrance Hall

With solid wood flooring, dado rail and cove ceiling.

Lounge/Dining Area

(Widest Point) With solid wood flooring, black fireplace with tiled hearth & rustic pine surround, storage under stairs, cove ceiling and double ceiling rose.

6.88 m x 3.81 m

Kitchen

With range of eye & low level units, stainless steel sink unit with mixer tap, tiled floor, tiling between worktops, recessed ceiling lights, built in extractor fan, space for cooker and fridge freezer.

3.40 m x 2.26 m

Utility Area

(Widest Point)

With incorporated WC.

First Floor

Split level landing

Bathroom

With WC, wash hand basin and extractor fan.

2.36 m x 2.29 m

Bedroom 1

4.80 m x 3.43 m

Bedroom 2

(Widest Point)

With Gas Boiler.

Second Floor - Bedroom 3

With velux window

4.78 m x 3.51 m

Bedroom 4

With Velux window.

3.28 m x 2.64 m

Exterior: Enclosed garden area to front with laid in lawn. Enclosed yard to rear.

Tenure: TBC

Rates as per LPS: £837.45 per annum



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Bensons
 9 Dunmore Street, Coleraine
 Tel. 028 703043677/21133
www.bensonsni.com

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.