

For Sale

43 Mount Street, Coleraine, BT52 1HG

Offers Over **£79,500**



Property Overview

- Mid Terrace House
- 2 Bedrooms, 1 Reception Room
- Investor buyers only - tenant currently in the property
- Oil Heating
- Wooden single glazed windows
- Convenient to town centre, schools, etc
- Located just off the Mountsandel Road
- Rates: The assessment for the year 2024/2025 is £613.80
- EPC Rating - F26

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Entrance Porch:

With mahogany glass panel front door, half panelled walls, tiled floor. No radiator.

Entrance Hall:

With wooden effect flooring, wired for wall light, mahogany glass panel French doors to:

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Lounge / Dining Area:

7.1 x 2.63 (Max) with tiled fireplace, hot press, sliding door to:



Kitchen:

3.3 x 1.66 with eye and low level cupboards, space for cooker, double drainer stainless steel sink unit, strip lighting, door to rear yard and door to Bathroom. No radiator.

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Bathroom:

Comprising panel bath with Mira electric shower fitting over, high flush w.c., wash hand basin, tiled walls, extractor fan.



FIRST FLOOR

Landing:

With built in storage cupboard. No radiator.

Bedroom 1:

3.7 x 3.6

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Bedroom 2:
3.4 x 2.0

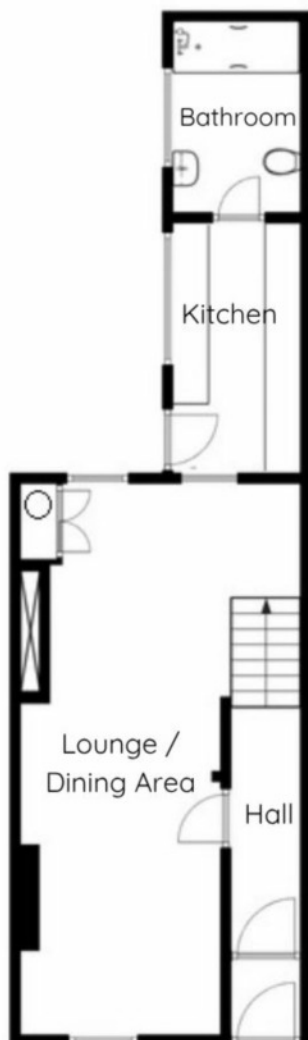


EXTERIOR FEATURES

Small yard to rear covered by Perspex ceiling, with pedestrian gate to rear laneway. Metal oil tank. Boiler. Plumbed for washing machine.

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FLOOR PLANS



Ground Floor



First Floor

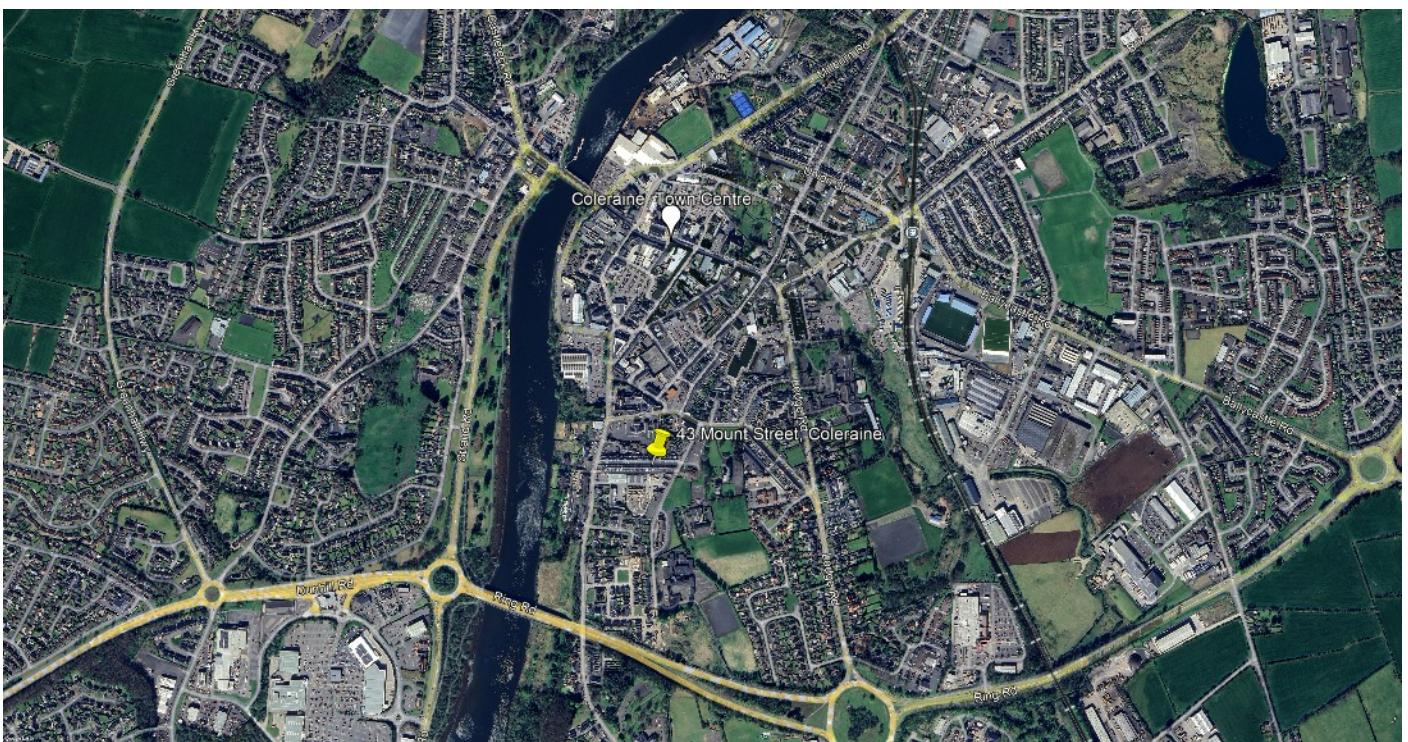
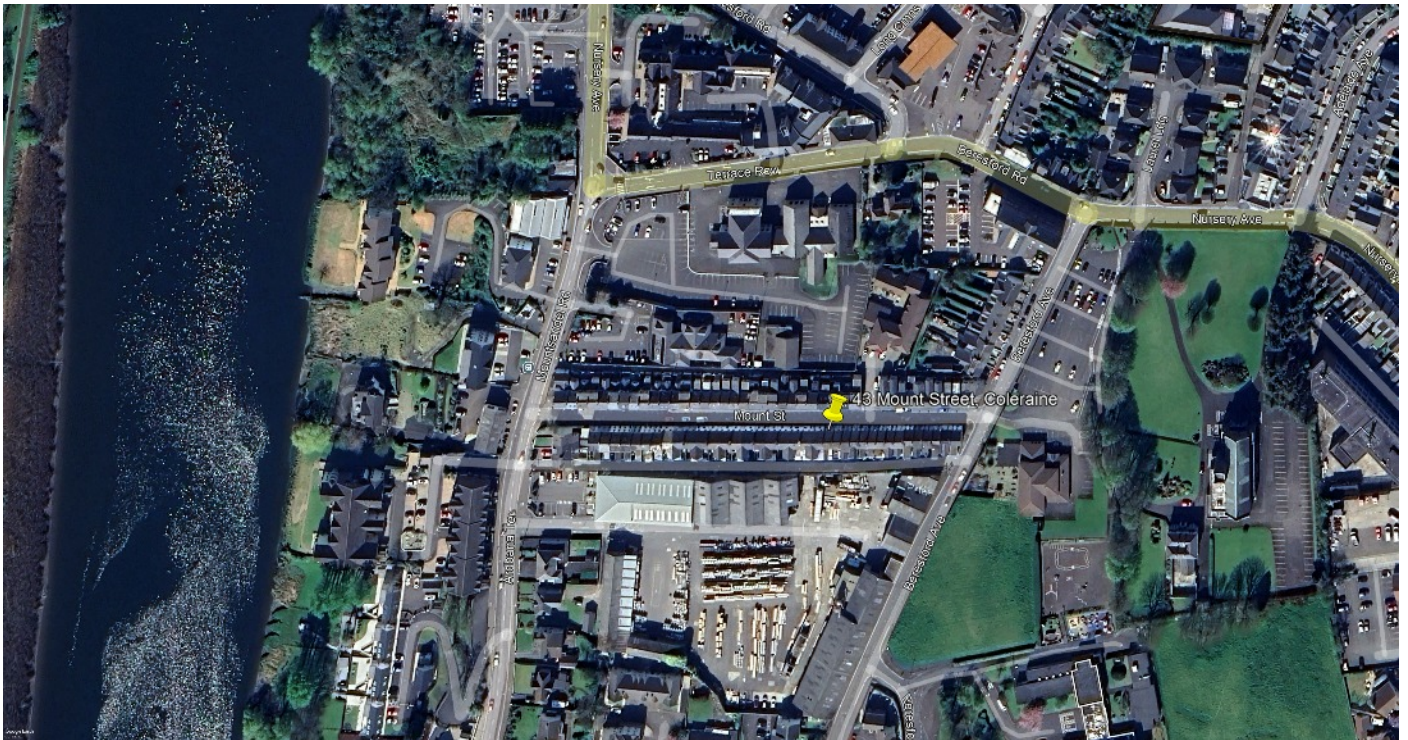
For illustrative purposes only. Not to scale.

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.
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.
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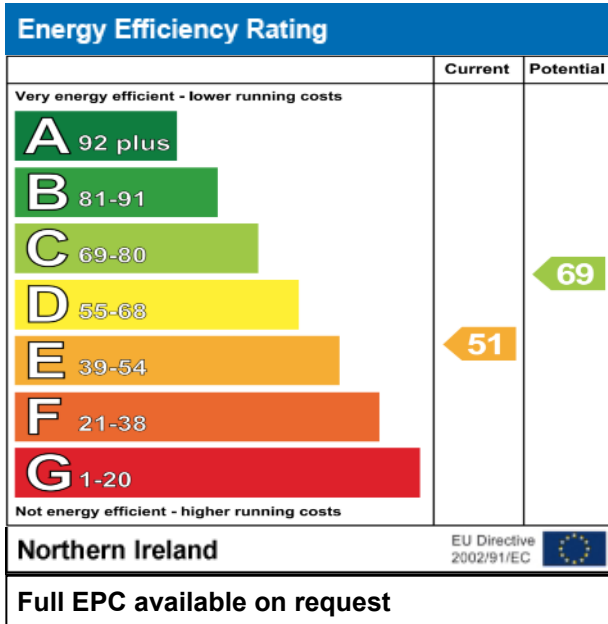
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Property Location:

On approaching Coleraine town centre along the Mountsandel Road, Mount Street is the last turning on the right and Number 43 is situated on the right hand side.

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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

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PROPERTY REFERENCE
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PC 120925

OUR OFFICE LOCATION



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BT52 1AF



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