

Asking Price
£275,000



14 Adelaide Avenue, Coleraine, BT52 1LT



- Superb mid-terrace townhouse
- Recently renovated throughout including a new roof..
- Oil fired central heating.
- Centrally located in Coleraine town centre.
- Double glazing for energy efficiency.
- Enclosed garden to rear with garage.
- Contemporary finish.
- Immediate occupation available.
- Internal viewing highly recommended by the agent.

Located in the heart of Coleraine town, this impressive mid-terrace townhouse is a rare find. Boasting five bedrooms, two reception rooms, and a recent top-to-bottom renovation, it's a spacious and stylish residence perfectly suited for families seeking the utmost in comfort and convenience. This property has undergone a recent renovation, which includes new fixtures, flooring, new roof and modern finishes throughout. The interior offers a contemporary aesthetic while retaining the charm of its historic architecture. Don't miss the opportunity to make it yours and arrange a viewing today.

Ground Floor - Entrance Porch:

With attractive tiled flooring.

Entrance Hall:

With wood laminate flooring, ornate ceiling rose and coving.

Lounge:

16'4 x 14'4

With an open fireplace with wood burning stove inset, tiled hearth, wood laminate flooring, bay window, coved ceiling and TV point.

Dining Room:

14'4 x 12'6

Snug:

12'3 x 11'0

With an open fireplace with wood burning stove inset, tiled hearth, wood laminate flooring and high level Tv point. Leading to -

Kitchen:

12'3 x 10'11

With a range of modern eye and low level units, Beko induction hob with low level oven, extractor fan overhead, stainless steel sink unit, worktops with up stands and tiled flooring.

Back Porch with Utility Area:

With fitted low level units, stainless steel sink unit, recessed ceiling lights, low flush wc and tiled flooring.

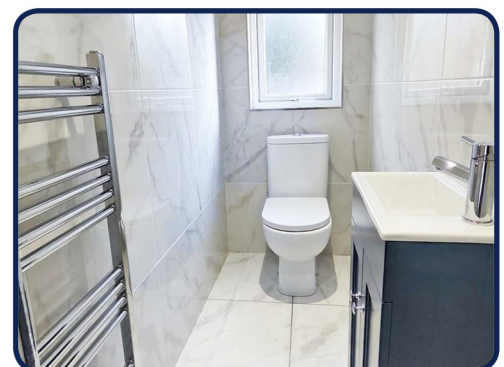
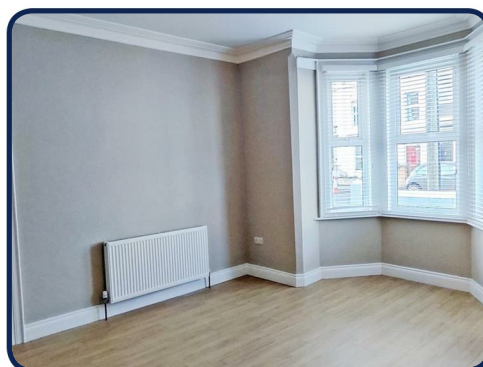
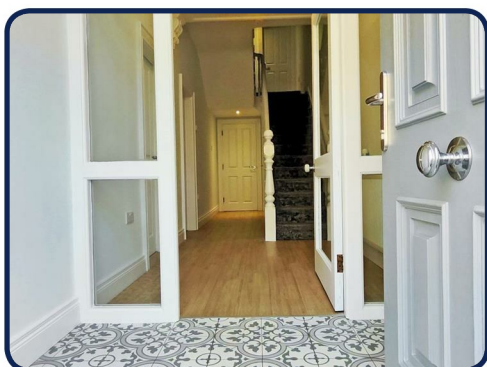
First Floor - Split Level Landing**Bathroom:**

9'0 x 8'4

With low flush WC, floating wash hand basin with vanity unit, fully tiled walk-in shower cubicle, bath, fully tiled walls and floor, chrome heated towel rail, extractor fan and recessed lighting.

Separate WC:

With floating wash hand basin, fully tiled walls and floor, chrome heated towel rail, recessed ceiling lights and hot-press.



Bedroom 1:

14'3 x 13'3

Bedroom 2:

14'4 x 11'1

Bedroom 3:

10'7 x 7'6

Second Floor Landing:

With recessed ceiling lights.

Bedroom 4:

13'7 x 7'7

With storage into eaves.

Bedroom 5:

20'4 x 8'11

With storage into eaves.

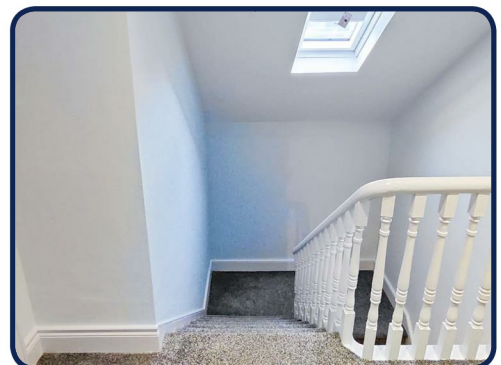
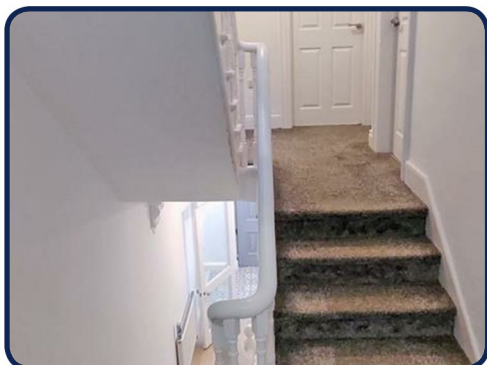
Exterior:

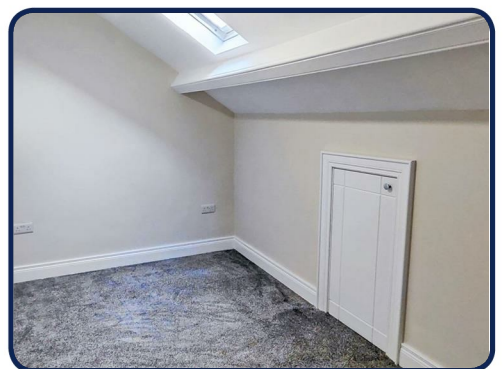
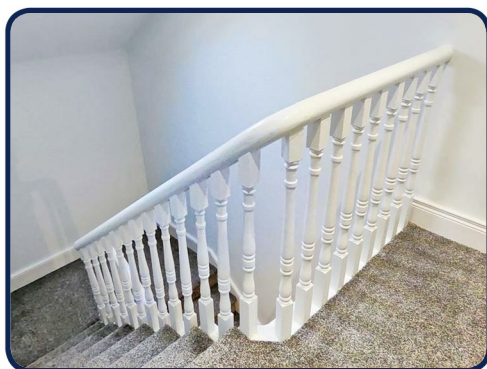
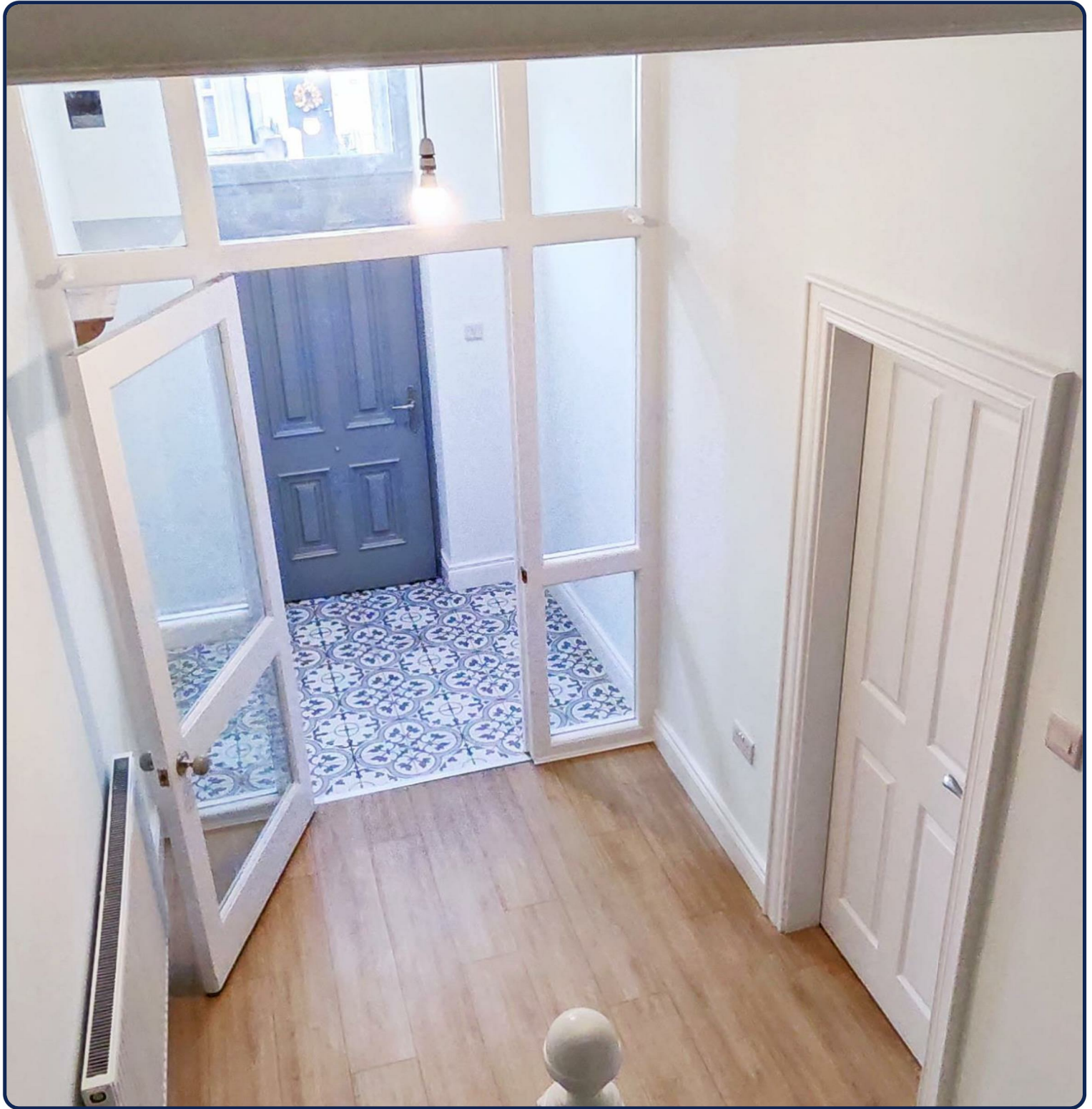
With enclosed garden to front with gravelled area and to the rear is a enclosed garden with shed/garage with a paved area.

Additional Info:

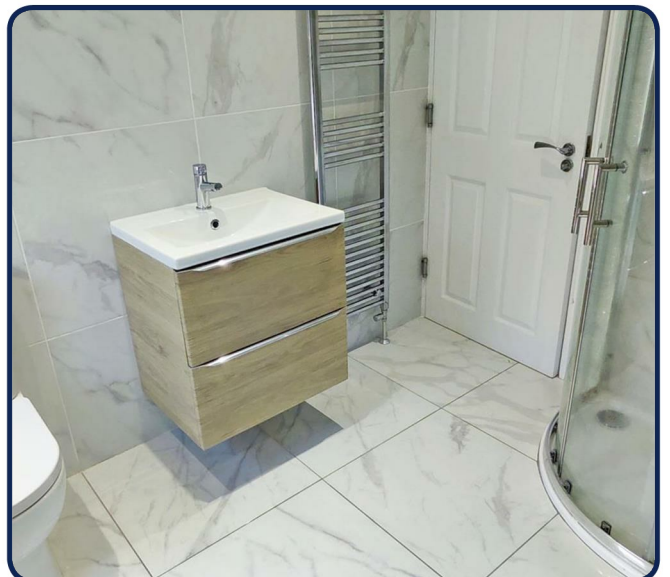
Tenure: Assumed Freehold

Rates: £1256.18 per LPS

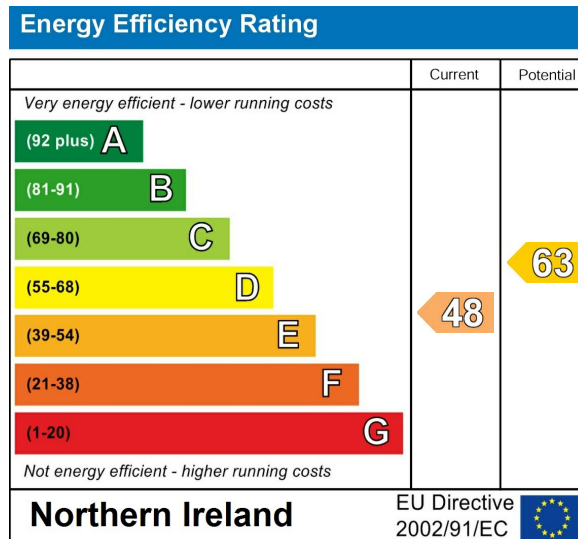












VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Bensons
9 Dunmore Street, Coleraine
Tel. 028 703 43677/21133
www.bensonsni.com

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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.