

FOR SALE

48 Gateside Road, Coleraine BT52 2PB

RURAL SEMI-DETACHED HOUSE ON LAND OF C. 0.6ACRES

Lisney

COMMERCIAL REAL ESTATE



FEATURES

Two bedroom semi-detached house

Situated on expansive land of
c. 0.6 acres

Ideal refurbishment opportunity

Just 3 miles from Coleraine

Quiet rural setting

LOCATION

The subject property is situated in a rural location just 3 miles from Coleraine.

Coleraine is just 5.7 miles from the seaside town of Portrush and 9.2 miles from Ballymoney.

Coleraine has a variety of amenities including primary schools, Coleraine Grammar School, Ulster University's Magee campus, shops and churches.

The subject property is situated on the Gateside Road – a quiet through road running between the Bushmills Road Roundabout and the busy Magherabuoy Road.

DESCRIPTION

The subject property is a semi-detached, two storey two-bedroom house on land of c. 0.6 acres.

Internally, the property comprises of an entrance hall, living room, dining area, kitchen and bathroom on ground floor, with two bedrooms at first floor. The property requires refurbishment throughout.

Externally, the property benefits from a gated entrance on the Gateside Road, opening into a front garden with ample parking. The driveway leads to the rear of the house, where there are a number of outhouses adjoining the house, along with two large corrugated iron shed/ garages.

The land to the rear of the outbuildings comprises of a rectangular expanse of land of c. 0.5 acres. This land offers a great opportunity for an expansive garden or alternative uses, subject to obtaining all relevant planning consents.





ACCOMMODATION

The areas below are approximate:

Room	sqm	sqft
Living room	11.69	125.8
Kitchen	9.33	100.4
Hallway	6.14	66.1
Bathroom	5.2	56
Dining room	9.63	103.7
Bedroom 1	9.78	105.3
Bedroom 2	12.6	135.6
Total	64	693
Outbuildings / stables	c.46.5	c.500
Land		c.0.6 acres







RATES PAYABLE

We understand from a review of the Land and Property Service website that the rates are as below:

Capital Value:	£77,500
Rates Poundage 2024/25:	0.009804
Rates Payable:	£759.81

TITLE

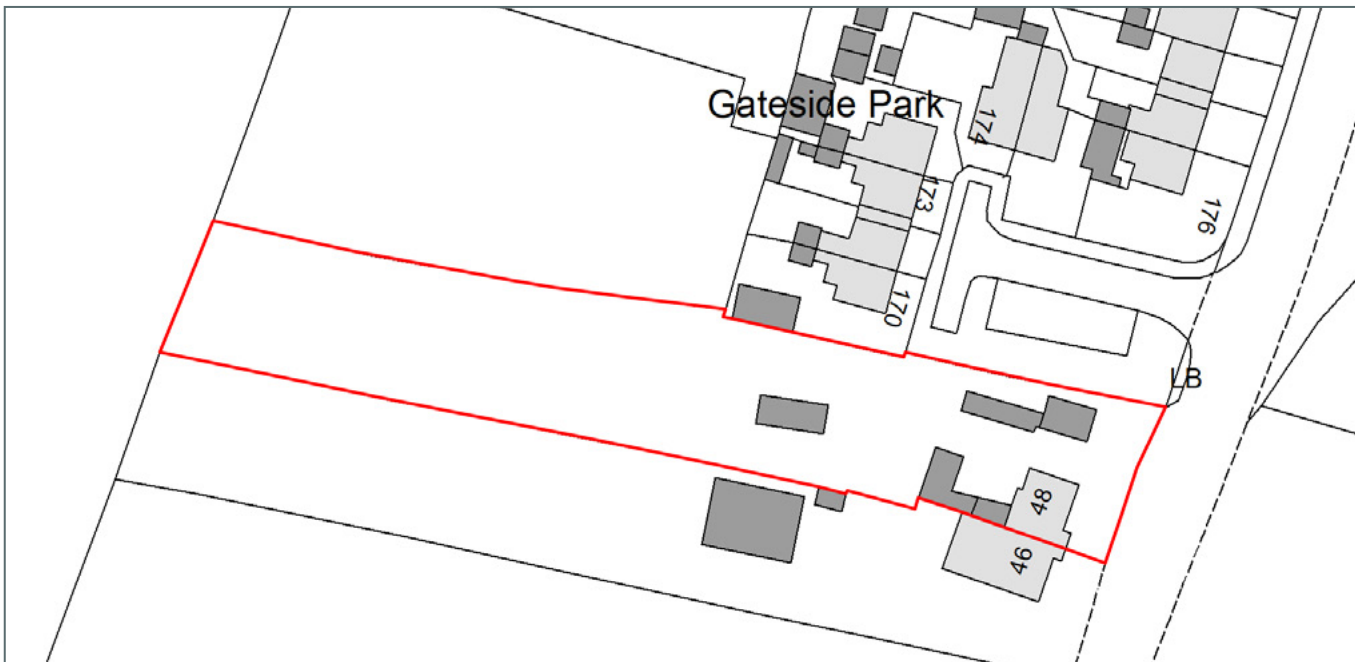
Freehold

PRICE

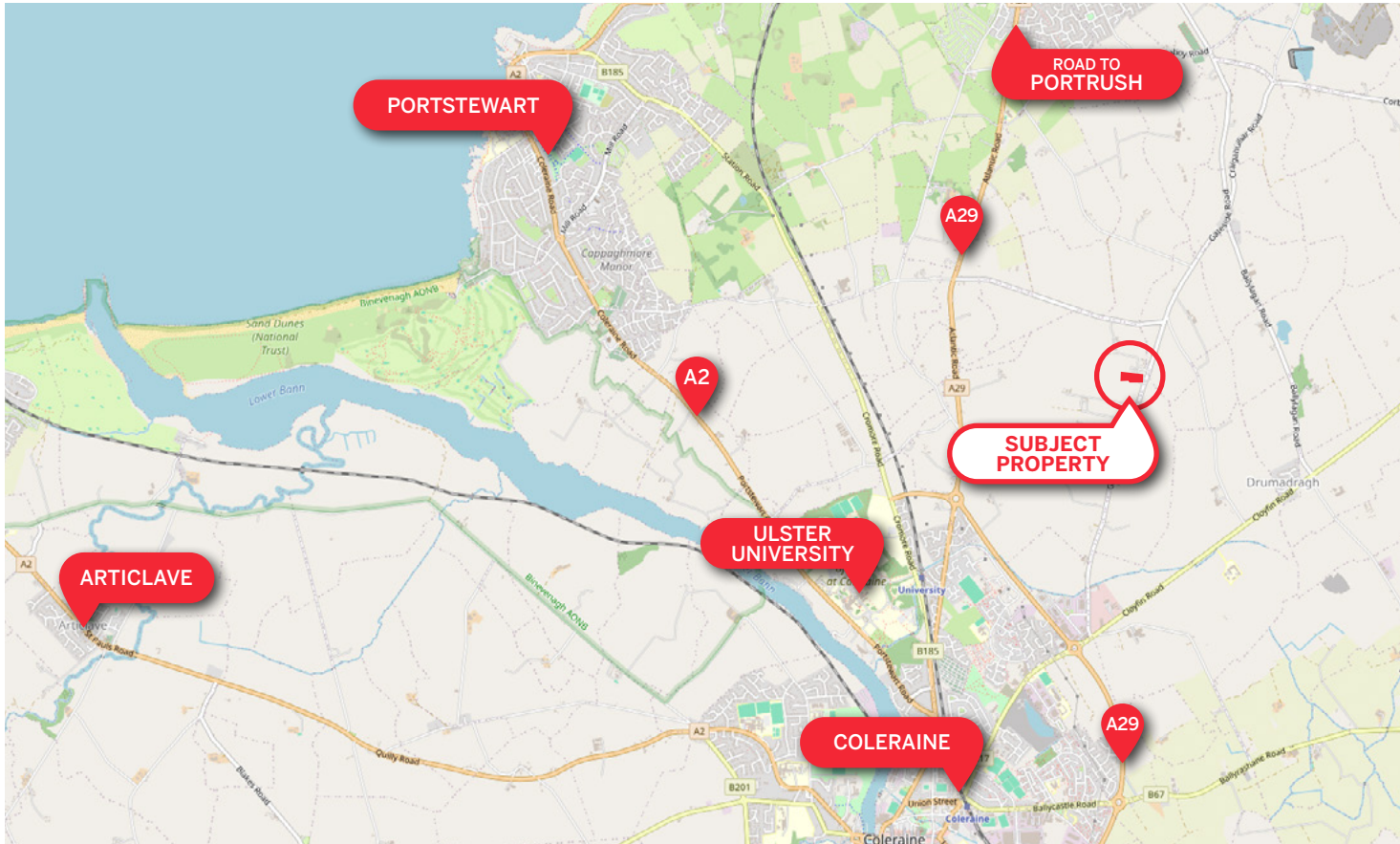
£110,000

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.



LOCATION



EPC

The EPC rating is 31F. The Energy Performance Certificate is available upon request.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	36 F
1-20	G		

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF 23566

Lisney

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