

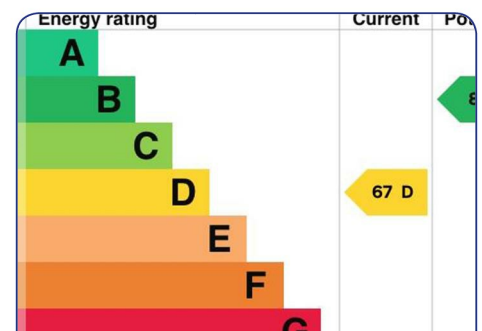
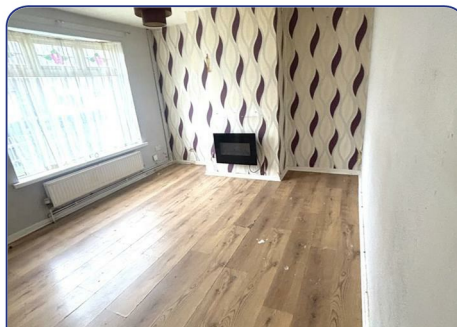
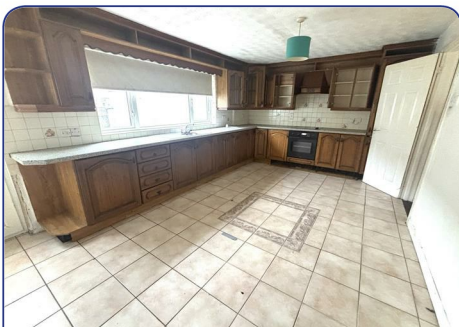
£85,000

FOR SALE



3 Dunmore Place, Limavady, BT49 0AN

- Terraced House
- 3 Bedrooms / Kitchen / Lounge
- Oil Fired Central Heating (Not tested)
- Enclosed Rear Yard
- Within Walking Distance of Local Amenities
- Excellent First Time / Investment Purchase



NOTICE OF OFFER:

PROPERTY ADDRESS: 3 DUNMORE PLACE,
LIMAVADY, BT49 0AN

We advise that an offer has been made for the above property in the sum of £82,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: Daniel Henry Estate Agents, 32 Market Street, Limavady, BT49 0AA

Agents Telephone Number: 028 7776 2558

Description:

This three bedroom terraced property is sure to attract interest. While in need of some refurbishment, it is sure to appeal to both the first time and investor buyer alike. Viewing is by appointment only with the undersigned agent.

Location:

Leaving Limavady along Irish Green Street towards Dungiven take left just before Spar into Benevenagh Drive. Take the first left into Dunmore Place. No:3 is situated on the right-hand-side.

Ground Floor Accommodation:

Hallway:

6'2" x 3'3" (1.9 x 1.0)

Feature glass panel. Telephone point. Tiled flooring.

Lounge:

14'5" x 10'5" (4.4 x 3.2)

Laminate flooring. Under stair storage.

Agent: *Daniel Henry (Limavady)*

32 Market Street Limavady BT49 0AA

Tel. 028 7776 2558

limavady@danielhenry.co.uk

www.danielhenry.co.uk

Kitchen:

17'8" x 11'1" (5.4 x 3.4)

Fitted with a range of eye and low level units with matching work top. Tiled around units. Under unit lighting. Stainless steel sink unit. Built in hob and oven. Extractor fan and light. Glass display unit. Tiled flooring. Pelmet over window.

First Floor Accommodation:

Bedroom 1:

12'1" x 9'10" (3.7 x 3.0)

Carpet flooring. Built in wardrobe.

Bedroom 2:

9'2" x 7'6" (2.8 x 2.3)

Carpet flooring. Built in wardrobe.

Bedroom 3:

12'5" x 6'6" (3.8 x 2.0)

Carpet flooring.

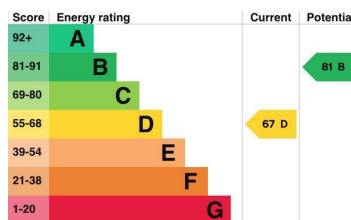
Bathroom:

6'2" x 5'6" (1.9 x 1.7)

Consisting of white fitted bath with electric shower over bath. Pedestal wash hand basin. Low Flush W.C. Cushion flooring. Part tiled walls. Hot Press. Pine ceiling.

Exterior Features:

Small garden to the front of the property. Concrete rear yard enclosed by wall. Garden store.



Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference 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 Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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