

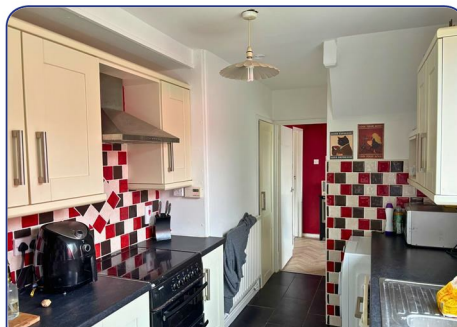
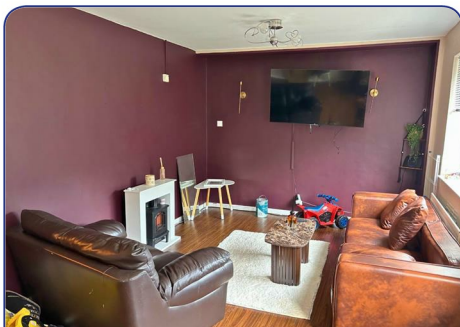
£117,500

**FOR SALE**



13 Shackleton Drive, Ballykelly, BT49 9PR

- Mid-terrace House
- Lounge/Kitchen/3 Bedrooms/Bathroom
- UPVC Double Glazed Windows
- Oil Fired Central Heating
- Private Enclosed Rear Garden
- Within Walking Distance of Local Amenities
- Street Car Parking Available
- Ideal purchase for First Time Buyers/Investors



## DESCRIPTION:

This mid-terrace three bedroom house is situated in a popular location on the edge of Ballykelly Village. The property is in good condition internally and offers practical, well laid out accommodation, benefiting from a spacious and private enclosed rear garden. This would be an ideal purchase for a first time buyer or investor and viewing is strictly by appointment with the undersigned agent.

## LOCATION:

Leaving Ballykelly towards Derry along the main Clooney Road, turn right at 'Craigs Costcutter' into Loughview Estate. Continue a short distance and take the first left, then take next right leading to Shackleton Drive. Follow the one-way system through Shackleton Crescent, leading back onto Shackleton Drive and number 13 is situated on the left hand side.

## ACCOMMODATION TO INCLUDE:

### Entrance Hall:

with cushion flooring.

### Lounge:

19'8" x 11'9" (6.0 x 3.6)  
with wood effect laminate flooring.

### Kitchen:

9'10" x 7'6" (3.0 x 2.3)  
with white gloss effect eye & low level units, matching worktop, tiled around units, stainless steel sink unit, cooker point, stainless steel extractor fan with light, plumbed for automatic washing machine/dishwasher, space for fridge/freezer, tiled flooring.

**Agent:** **Daniel Henry (Limavady)**

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## Utility Area/Rear Porch:

with eye level units, tiled flooring.

## Staircase to First Floor Landing

### Bedroom (1):

11'1" x 10'5" (3.4 x 3.2)  
with built-in mirrored slide-robe, hot-press, cushion flooring.

### Bedroom (2):

11'5" x 8'10" (3.5 x 2.7)  
with built-in wardrobe, cushion flooring.

### Bedroom (3):

8'10" x 8'6" (2.7 x 2.6)  
with built-in wardrobe, cushion flooring.

## Bathroom:

6'2" x 5'10" (1.9 x 1.8)  
with four piece suite comprising of fitted bath, pedestal wash hand basin, low flush w.c., fully tiled shower cubicle with electric shower. Also having extractor fan, fully tiled walls, tiled flooring.

## EXTERIOR FEATURES:

Small garden to front of property laid in lawn with on-street parking.

Private enclosed garden to rear of property laid in lawn with paved patio area. Outside light & tap.

## ANNUAL RATES:

£613.00 as at 09/09/2026.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    | 68 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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