

# Church Lane

Burnfoot

BT47 4GA



AMG



**£153,950**

- Further Release Release
- Quality Turnkey Finish
- Stunning Villas 1295 sq ft
- Exceptional Specification





## Exceptional Turnkey Finish Ideal for “First Time Buyers”

Church View, is a great choice for the homeowner and in particular for the first time buyer. The high specification, exceptional space and quality turnkey package available here, means that this doesn't have to be a short sit. With no hidden costs and great room to grow, these family homes offer a choice for the long term and with great commuter options, you can go where the work is, without having to move house.

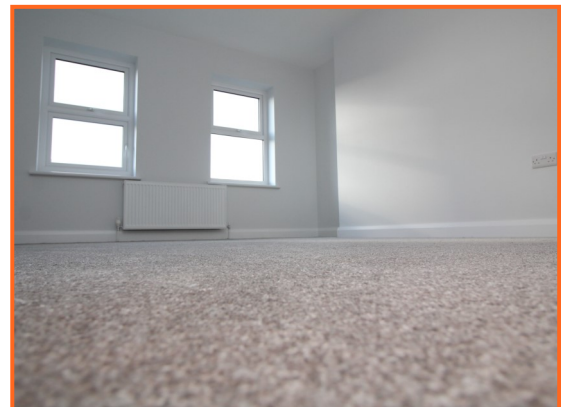
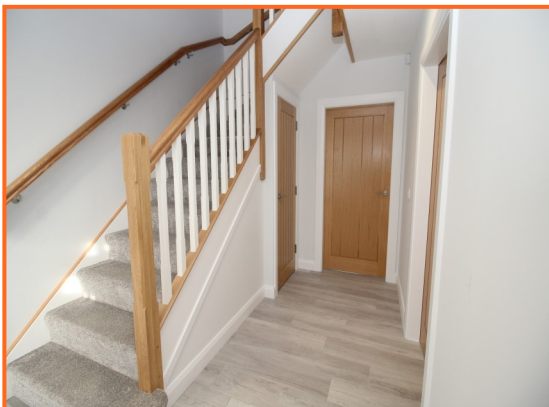
Sperrin Construction Ltd are well established in the area, have a great reputation and are committed to delivering quality homes, finished to the highest standard with everything included. **No hidden costs!**





**A new home at Church View, is also a new home in Burnfoot, a traditional village beside the River Roe. The village has a population of around 250, who enjoy a good range of social, educational and recreational facilities. There are two churches, a primary school, a community centre and a large village shop. Many will do the daily commute to work and with that in mind Burnfoot is incredibly well placed. Dungiven and Limavady are less than a ten minute drive away and Londonderry/Derry, Coleraine and Ballymoney can all be reached within half an hour.**

**A great lifestyle choice!**



## Phase 2

Phase 1 of this impressive development has been an unqualified success and Sperrin View Construction are delighted to announce an extension to the Phase 2 release, comprising sites 12 & 13. The new sites will be for house type A, the very popular “Maple” Further phases to include additional house types The Beech and The Cherry, will follow in Phase 3.

Example house types are illustrated below.



FRONT ELEVATION HOUSE TYPE B (SEMI)

**The Beech 1237 sq ft**

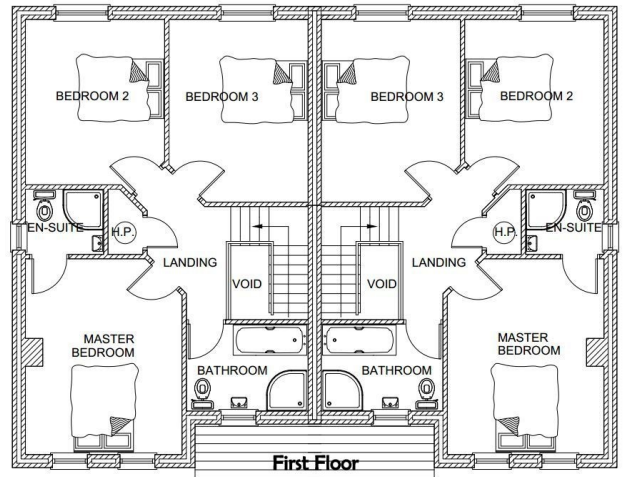
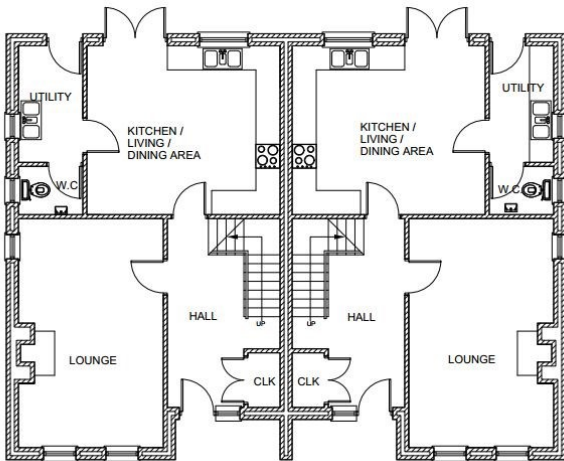
FRONT ELEVATION HOUSE TYPE C (SEMI)

**The Cherry 1073 sq ft**



FRONT ELEVATION HOUSE TYPE D

**The Willow 1600 sq ft**



# The Maple — 1295 sq ft

## £153,950 (garage extra)

### Accommodation

#### Hall with Cloak Space

<b>Lounge:</b>	<b>13'2" x 17'4"</b>
<b>Kitchen:</b>	<b>15'8" x 13'8"</b>
<b>Utility/WC :</b>	<b>13'8" x 5'3"</b>
<b>Bathroom:</b>	<b>8'6" x 7'6"</b>
<b>Bedroom No.1:</b>	<b>14'8" x 11'9"</b>
<b>Bedroom No.2:</b>	<b>12'5" x 10'5"</b>
<b>Bedroom No.3:</b>	<b>13'8" x 10'5"</b>

# **SPECIFICATION**

- **Cavity Wall Rendered & Painted**
- **Sandstone Detail at front**
- **Traditional tiled Roof with Black clay “Snowdon” Tiles**
- **Anthracite Grey Triple Glazed Windows (white interior)**
- **Patio Doors finished as above**
- **150mm Cavity Wall Insulation**
- **Solid Composite External Doors**
- **Engineered Internal Doors**
- **Solid Floors Throughout**
- **Internal Joinery Painted White**
- **Internal Walls & Ceilings Smooth Painted White**
- **Tarmac Driveway**
- **Flagged Paths**
- **Pressurised Oil Fired Heating Radiators with Thermostatic Valves**
- **Grant Vortex Cabin Boiler**
- **Zoned Heating**
- **Gardens Laid in Lawns**
- **Post & Rail Boundaries - Rear and Side**
- **Turnkey Finish**
- **Generous Electrical Installation to Current Regulation**
- **Smoke & Heat Sensors**





# TURNKEY PACKAGE

- Fitted Kitchen
- Fitted Utility
- Fitted Bathroom
- Fitted Ensuite
- Wood Burner
- Floorcoverings
- Internal Painting
- External Painting
- Door Bell
- Alarm System
- Recessed LED Lighting in Kitchen, Bathroom & Porch



## SUPPLIERS

**Kitchen — Pulsar Kitchen (Paul McCloskey , Dungiven)**

**Bathroom — EPH Supplies, Limavady**

**Fireplace — EPH Supplies, Limavady**

**Floorcovering — Northern Ceramics, Limavady**

## Financial Planning

Providing YOU with clear financial direction



## Rental Services

Helping YOU by taking the hassle out of letting

## Property Sales

Guiding YOU with impartial professional advice



## Property Maintenance

Providing YOU with top quality repairs & maintenance

### FINANCIAL PLANNING

- Professional financial planning
- Free consultation
- Impartial advice
- Home, office and out of hours appointments
- Advice given on the following;
  - ◆ Mortgages
  - ◆ Mortgage Protection
  - ◆ Family Protection
  - ◆ Income Protection
  - ◆ Private Medical Insurance
  - ◆ Inheritance Tax Planning
- Business Planning;
  - ◆ Financial Restructuring
  - ◆ Tax Planning
  - ◆ Debt Advice
  - ◆ Business Protection
  - ◆ Commercial Insurance
- General Insurance
  - ◆ Home Insurance
  - ◆ Landlord Insurance
  - ◆ Commercial Insurance

### PROPERTY SALES

- Professional photographs
- Property advertised on;
  - ◆ AMG website
  - ◆ Property Pal
- Advanced visual marketing
- Social media marketing
- Video presentations
- Smart app functionality
- Window and brochure display
- Regular feedback on enquiries and viewings
- Database of prospective purchasers
- Expertise and experience

### RENTAL SERVICES

- Clear contract outlining landlord, tenant and AMG's obligations
- Property advertised on;
  - ◆ AMG website
  - ◆ Property Pal
- Accompanied viewings
- Screening of perspective tenants
- Processing of tenancy agreement and all associated paperwork
- Electronic payment to landlords
- On-going communication with landlord and tenant
- Reliable, qualified tradesmen to carry out emergency repairs
- Yearly tenancy agreements with inspection



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