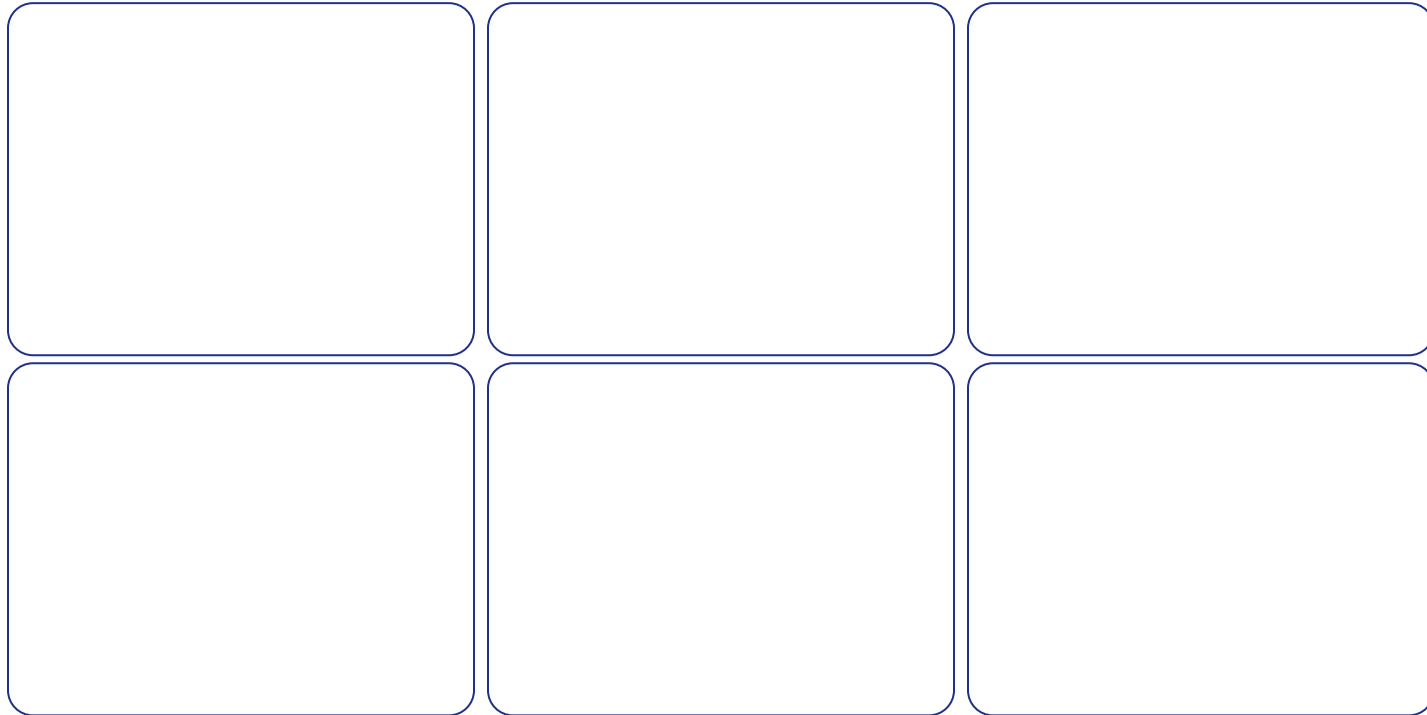


**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent:** Daniel Henry (Waterside)  
 34 Spencer Road, Londonderry BT47 6AA  
 Tel. 02871347539  
 waterside@danielhenry.co.uk  
 www.danielhenry.co.uk



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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.
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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.
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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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**Daniel Henry**  
 ESTATE AGENTS

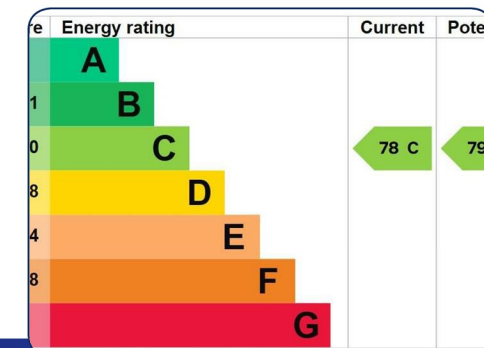
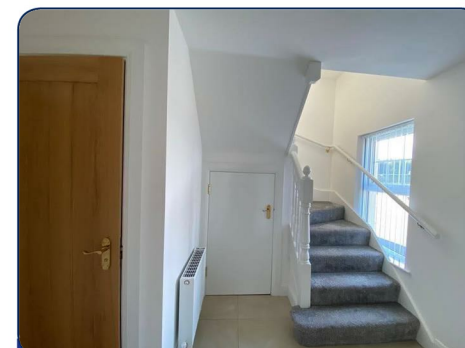
£220,000

**FOR SALE**



**25 Victoria Meadows, Magheramason, BT47 2TX**

- DETACHED HOUSE
- 5 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT, BACK & FRENCH DOORS
- OAK INTERNAL DOORS
- CAR PORT
- EPC RATING - C



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## ACCOMMODATION

### HALLWAY

Having downstairs storage and tiled floor.

### GUEST WHB & WC

Having whb and wc, extractor fan, tiled floor.

### LOUNGE

21'2" x 10'4" wp (6.45m x 3.15m wp)

Having multi fuel stove set on raised hearth, open plan to Dining Area.

### DINING AREA

13'1" x 7" (3.99m x 2.13m)

Having recessed lighting, tiled floor, French doors leading to rear.

### KITCHEN

10'4" x 10'4" (3.15m x 3.15m)

Having range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, integrated dishwasher, space for American style fridge / freezer, recessed lighting, tiled floor.

### UTILITY ROOM

6'4" x 5'7" (1.93m x 1.70m)

Having low level units, plumbed for washing machine, space for tumble dryer, extractor fan, tiled floor.

## FIRST FLOOR

### BEDROOM 1

11'6" x 10'4" (3.51m x 3.15m)

Having laminated wooden floor.

### BEDROOM 2

11'5" x 10'6" wp (3.48m x 3.20m wp)

Having laminated wooden floor.

### STUDY

6'9" x 5'9" (2.06m x 1.75m)

Having laminated wooden floor.

### BATHROOM

Comprising of free standing bath with shower attachment to taps, whb set in vanity unit, wc, fully tiled walk in shower, heated chrome towel rail, extractor fan, tiled floor.

## SECOND FLOOR

### LANDING

Having hotpress.

### BEDROOM 3

21'3" x 14'11" wp (6.48m x 4.55m wp)

Having recessed lighting and laminated wooden floor.

### EN-SUITE

Comprising of fully tiled walk in shower, whb and wc, heated chrome towel rail, extractor fan, tiled floor.

### BEDROOM 4

10'4" x 7'9" (3.15m x 2.36m)

Having laminated wooden floor.

## EXTERIOR FEATURES

Garden to front.

Garden to rear bordered by wall and fence.

Tarmac driveway.

Car port.

## ESTIMATED ANNUAL RATES

£1277.88 (MARCH 2025)

