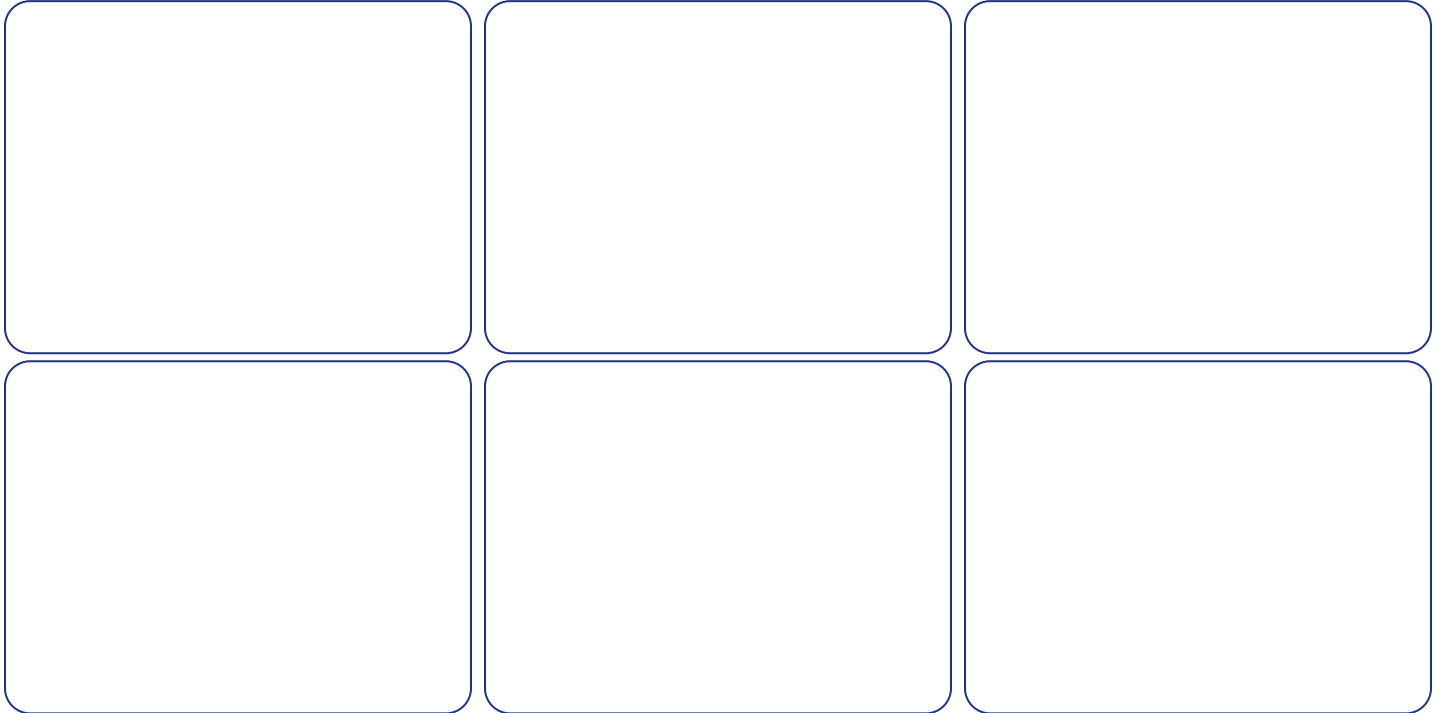


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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

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.

www.danielhenry.co.uk
www.propertypal.com

Daniel
Henry
ESTATE AGENTS

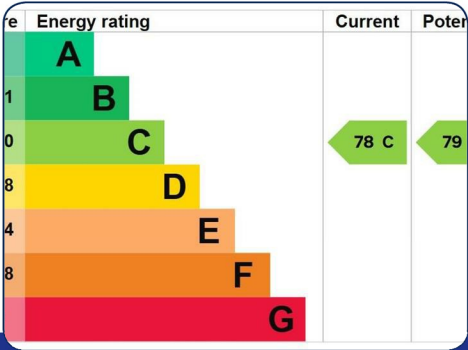
£220,000

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 understairs 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)

