



**LAVERY  
MITCHELL**

CHARTERED SURVEYORS,  
LETTING AGENTS &  
PROPERTY CONSULTANTS

Tel: 028 9557 5555

Email: [info@laverymitchell.com](mailto:info@laverymitchell.com)

[www.laverymitchell.com](http://www.laverymitchell.com)



## **14 Beechland Road, Magherafelt, BT45 6BQ**

**Offers Over £134,950**

- A Well Maintained Three Bedroom End Terrace House.
- Private Driveway with Front Garden.
- Enclosed Rear Yard, with Garden and Outdoor Sheds.
- Modern Fireplace with Back Boiler.
- Located in the Heart of Magherafelt.
- Within Walking Distance of Magherafelt Town Amenities.
- White PVC Double-Glazed Windows.
- Ideal Investment Opportunity or First Time Buyer!

Located on Beechland Road in Magherafelt, this end terrace house is a great option for families, first-time buyers, or investors. It features a bright reception room, three comfortable bedrooms, and a conveniently located bathroom.

The home offers a good balance of privacy and community, with easy access to local shops, schools, and other amenities.

Don't miss the chance to own a lovely home in a sought-after area.

**Kitchen**  
11'10" x 7'0"



Range of high and low level kitchen cabinets with breakfast bar area, single radiator with modern grey flooring.

**Living room**  
11'10" x 12'10"



A bright and spacious living area with modern fireplace with back boiler, dark laminate floor, single radiator & bay window.

**Bathroom**  
6'0" x 7'0"



Over bath electric shower, sink & W/C.

**Entrance hall**  
6'0" x 12'10"



A bright and welcoming entrance with tiled floor & single radiator.

**Principal Bedroom**  
11'4" x 12'2"



Principle bedroom at the front of the house with laminate flooring & single radiator.

Bedroom 2  
11'4" x 7'9"



Laminate flooring & single radiator

Bedroom 3  
6'7" x 8'6"



Single Bedroom with laminate flooring, built in storage area and single radiator.



Enclosed rear yard



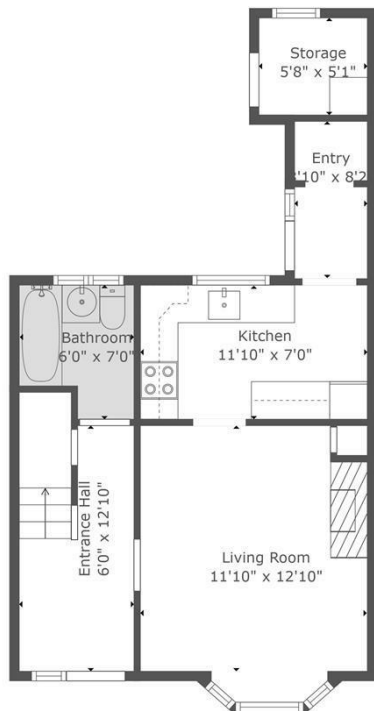
Well maintained gravel and lawn area with storage sheds, gravel path and enclosed fence.

Front Garden and Driveway

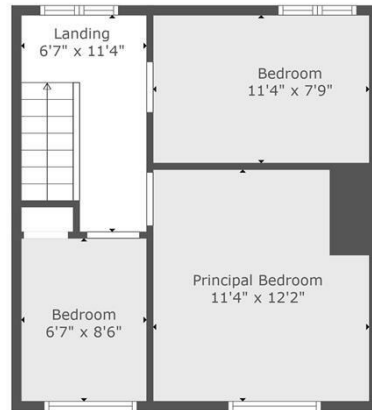


Driveway with gated, paved area at the front of the house with a well maintained lawn area.





Floor 1



Floor 2

**TOTAL: 770 sq. ft**  
 FLOOR 1: 402 sq. ft, FLOOR 2: 368 sq. ft  
 EXCLUDED AREAS: STORAGE: 29 sq. ft, BAY WINDOW: 9 sq. ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Lavery Mitchell Ltd for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate.