



LAVERY MITCHELL

CHARTERED SURVEYORS,
LETTING AGENTS &
PROPERTY CONSULTANTS

Tel: 028 9557 5555

Email: info@laverymitchell.com

www.laverymitchell.com



10 Bank Square, Maghera, Derry, BT46 5AZ

£700 Per

This refurbished townhouse offers spacious living in a highly desirable Mid-Ulster town. Located in the vibrant community of Maghera, the property benefits from close proximity to a wide range of local amenities, including shops, leading primary and secondary schools, and excellent recreational facilities. Ideal for families and professionals alike, it's a must-see for anyone considering settling in the area. Maghera also enjoys a prime location with easy access to the M2 Motorway and the Glenshane Road, ensuring a convenient commute to both Belfast and Derry.

The accommodation is split over three floors. The ground floor comprises of a front living room with fireplace, a fitted kitchen with integrated appliances including an electric oven and hob, a dishwasher and fridge. A separate utility room includes an integrated washing machine. A w/c is a convenient addition to the ground floor.

On the first floor there is a family bathroom with a bathtub and separate shower cubicle and two bedrooms. An additional two bedrooms are situated on the second floor.

Recent refurbishment works include complete redecoration and new carpets throughout. Additionally, the property includes an enclosed rear yard and benefits from oil fired central heating and double glazing throughout.

- Refurbished Four Bedroom Townhouse
- Well Appointed Spacious Accommodation
- Four Bedrooms (Including Three Double)
- Front Living Room With Fireplace
- Fitted Kitchen With Appliances
- Utility Room
- Ground Floor WC
- Family Bathroom (First-Floor)
- Refurbishment Includes New Carpets & Redecorated Throughout
- Property Unfurnished (Includes Oven, Hob, Fridge, Dishwasher, Washing Machine)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland		EU Directive 2002/91/EC 



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Wellington Park Business Centre, 3 Wellington Park, Belfast, BT9 6DJ.
Unit C11 The Business Centre, 80-82 Rainey Street, Magherafelt, BT45 5AJ.
Tel: 028 9557 5555 Email: info@laverymitchell.com www.laverymitchell.com

