

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY



Agent: **Daniel Henry (Limavady)**
32 Market Street Limavady BT49 0AA
Tel. 028 7776 2558
limavady@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



£108,950

FOR SALE



176 Drumachose Park, Limavady, BT49 0SJ

- End Terrace House
- 3 Bedrooms / Kitchen / Lounge
- Oil Fired Central Heating
- Enclosed Rear Yard
- Quiet Residential Area
- Excellent First Time / Investment Purchase



www.danielhenry.co.uk • 32 Market Street Limavady BT49 0AA • 028 7776 2558



THE PROPERTY COMPRISES:

Description:

Well maintained 3 bedroom end terrace property. Situated in a quiet residential area, this property is definitely going to attract interest. Viewing is strictly by appointment only with the undersigned agent.

Location:

Leaving Limavady along Scroggy Rd, take first left into Drumachose Pk and then second right and follow the road around to the left. No.176 is directly in front of you.

Ground Floor Accommodation:

Entrance Porch:

Hallway:

12'1" x 3'11" (3.7 x 1.2)
Laminate flooring.

Lounge:

13'5" x 11'5" (4.1 x 3.5)
Tiled fireplace with tiled inset and tiled hearth. Coving around ceiling. Laminate flooring.

Kitchen:

17'8" x 11'9" (5.4 x 3.6)
Fitted with a range of eye and low level units with matching worktop. Stainless steel sink unit. Point for hob and oven. Extractor fan and light. Plumbed for automatic washing machine. Cushion flooring. Under stair storage.

Separate W.C.

With Low Flush W.C. Wall mounted wash hand basin. Cushion flooring.

First Floor Accommodation:

Bedroom 1:

11'1" x 10'5" (3.4 x 3.2)
Laminate flooring. Built in wardrobe.

Bedroom 2:

11'5" x 9'10" (3.5 x 3.0)
Carpet flooring.

Bedroom 3:

8'6" x 6'10" (2.6 x 2.1)
Carpet flooring.

Bathroom:

10'9" x 6'6" (3.3 x 2.0)
Fitted with an electric shower in an enclosed cubicle. Pedestal wash hand basin. Low Flush W.C. Extractor fan. Non slip flooring. Part tiled walls.

Exterior Features:

With a stone driveway to the front of the property. Garden laid in lawn to the front of the property. Enclosed paved area to the rear.

