



LAVERY MITCHELL

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32 Red Row, Toomebridge, BT41 3UJ

OFFERS OVER £189,950

- Three-bedroom red-brick townhouse
- Master bedroom with ensuite
- Bright kitchen/dining area
- Garden shed and buxus hedging feature
- Georgian-style exterior detailing
- Convenient downstairs WC
- French doors to enclosed garden and patio
- Easy access to the M2 motorway

32 Red Row, Toomebridge presents a stylish three-bedroom red-brick townhouse showcasing classic Georgian-style detailing while benefiting from a modern circa-2010 construction. The interior includes a generous master bedroom with ensuite facilities, a convenient downstairs WC, and a bright kitchen/dining area that opens via French doors onto a fully enclosed rear garden and patio, complemented by a garden shed and attractive buxus hedging. Located within the village, this home offers straightforward access to the M2 motorway and is well positioned for Ballymena and Magherafelt, making it a practical choice for buyers seeking comfort, convenience, and strong transport links.

Entrance hall
7'2" x 17'6"



Glossy red front door leads into this entrance hall with neutral tiled floor, radiator, pendant lighting, white painted staircase with neutral carpet and under stair storage.

Dining Area
7'8" x 9'11"



Double doors leading out to garden/patio area

Living room
10'11" x 17'7"



Double front facing windows with wood effect flooring and wallpapered feature wall. Freestanding multi-fuel stove set on a hearth with mantle and stone-effect surround. Decorative moulding with ceiling rose and pendant lighting.

Kitchen
10'9" x 9'11"



Attractive shaker-style kitchen with oak effect units, complimented by dark worktops and upstands. Neutral tiled floor runs in from entrance hall. Integrated appliances, induction hob, stainless steel extractor fan. Sink and a half with stainless steel drainer and mixer tap.

WC
3'4" x 6'5"



White sanitaryware with chrome fittings. Textured wallpaper and neutral splashback.

Landing
6'9" x 8'0"



White painted staircase and neutral carpet. Attic storage access.

Master Bedroom
11'4" x 13'10"



Bright bedroom with neutral carpet, double radiator and en suite.

Ensuite
3'2" x 9'0"



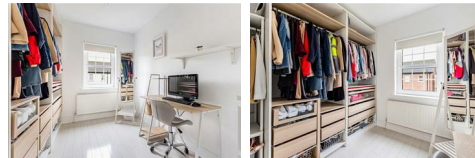
White sanitaryware with chrome fittings. Neutral floor tile and feature brown/copper tile in shower enclosure and sink splashback. Contemporary wall-hung basin with mixer tap. Separate shower enclosure with chrome shower fitting.

Bedroom 2
11'5" x 13'10"



Front facing double bedroom with double windows. Neutral carpet, pendant lighting and double radiator.

Bedroom 3
8'3" x 10'3"



Wood effect laminate flooring, double radiator and pendant lighting.

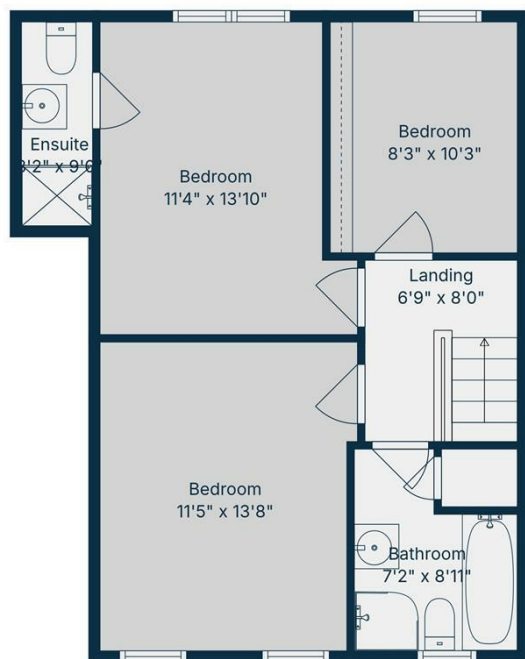
Bathroom
7'2" x 8'11"



Neutral floor and wall tiles with mosaic detail. White sanitaryware with chrome fittings. Bath with mixer tap and handheld shower attachment. Separate curved shower enclosure

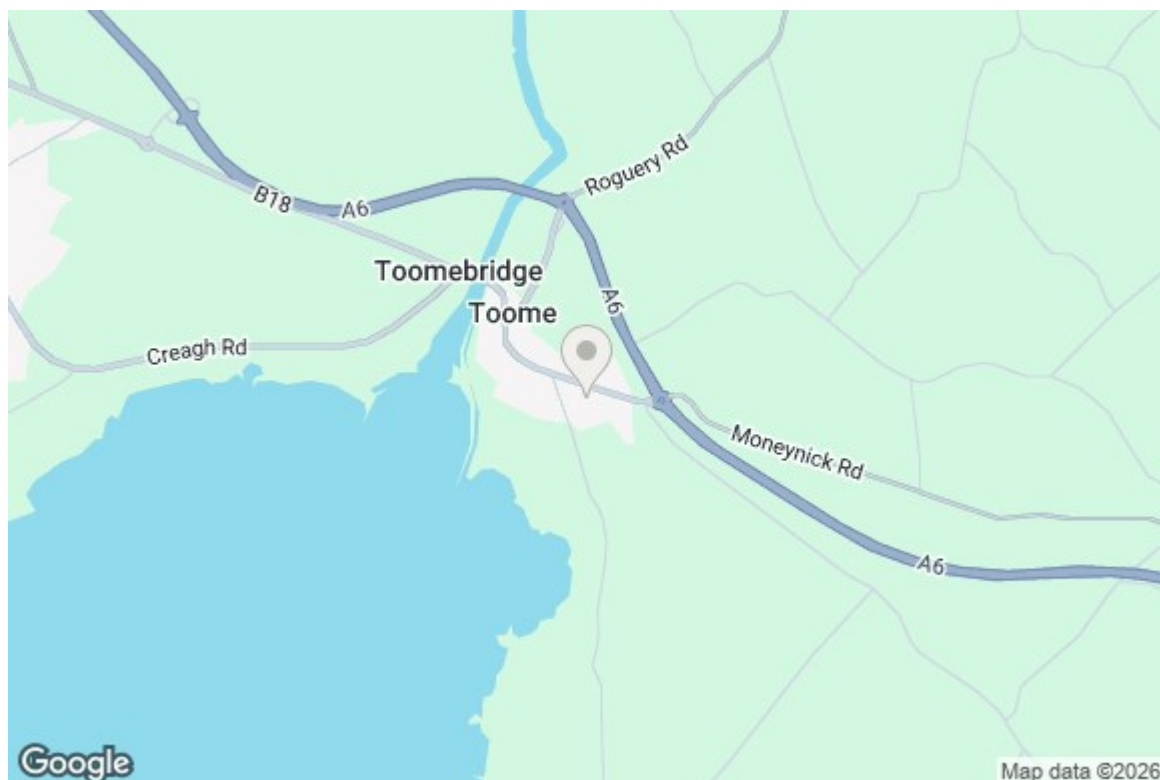


1st Floor



2nd Floor

TOTAL: 1059 sq. ft
 1ST FLOOR: 514 sq. ft, 2ND FLOOR: 545 sq. ft
 EXCLUDED AREAS: WALLS: 73 sq. ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

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