

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**VIEWING STRICTLY BY APPOINTMENT ONLY**



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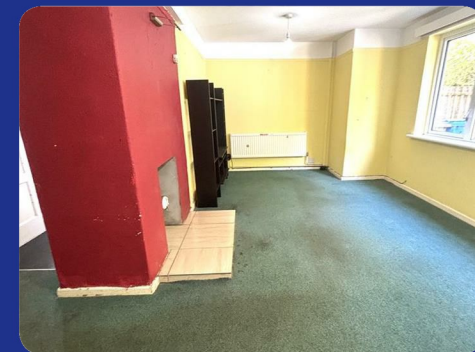
£92,500

**FOR SALE**



**55 Hill Close, Ballykelly, BT49 9QA**

- Mid Terrace House
- 2 Bedrooms / Kitchen / Lounge
- Solar PV Panels
- Oil Fired Central Heating
- UPVC Double Glazing
- Enclosed Rear Garden
- Freehold Property



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## THE PROPERTY COMPRISES:

### Description:

This two bed mid terrace is sure to attract a lot of interest. The property whilst in need of some cosmetic improvement, would be suitable for first time and investor buyers alike. Viewing is strictly by appointment only with the undersigned agent.

### Location:

Leaving Ballykelly along the main Clooney Road just past the Blue Shop take left into the Hill Close/Forest drive development. No:55 is situated at the back of this development.

### Ground Floor Accommodation:

#### Hallway:

Carpet flooring.

#### Lounge:

18'8" x 7'6" (5.7 x 2.3)

Fireplace with tiled hearth. Bay window. Carpet flooring.

#### Kitchen:

7'2" x 7'2" (2.2 x 2.2)

Fitted with a range of eye and low level units with matching worktop. Tiled around units. Under unit lighting. Ceramic sink unit. Gas hob and electric oven. Extractor fan and light. Cushion flooring.

#### Utility Room:

9'8" x 4'3" (2.95 x 1.3)

Fitted with low level units with matching work top. Ceramic sink unit. Tiled around units. Plumbed for automatic washing machine. Cushion flooring.

### First Floor Accommodation:

#### Bedroom 1:

12'1" x 9'2" (3.7 x 2.8)

Built in robe.

#### Bedroom 2:

12'1" x 9'2" (3.7 x 2.8)

Carpet flooring.

### Bathroom:

6'6" x 5'10" (2.0 x 1.8)

With a fitted white bath with shower attachment over bath. Pedestal wash hand basin. Low Flush W.C. Part tiled walls.

### Exterior Features:

Enclosed garden to the rear of the house laid in lawn.

