



# LAVERY MITCHELL

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**78 Glenburn Park, Magherafelt, BT45 5BQ**

**OFFERS OVER £94,950**

- 2 bedroom ground floor flat
- Scope for modernisation
- Practical accommodation throughout
- Close to local amenities
- Potential to add value
- Ideal investment opportunity
- Ground floor access
- Convenient residential location
- Ideal for owner occupiers or investors
- Shared garden to rear of property

78 Glenburn Park, Magherafelt presents an excellent opportunity for investors or purchasers seeking a property with scope to modernise and add value. This two-bedroom ground floor flat is situated within an established residential area and offers practical, low-maintenance accommodation in a convenient location close to local amenities, schools and transport links.

The property comprises a bright living area, kitchen/dining, bathroom and two bedrooms, with the benefit of ground floor access adding to its overall convenience and accessibility. While the property would benefit from a programme of updating and modernisation, it offers excellent potential for buyers to refurbish to their own specification, whether for owner occupation or investment purposes.

Properties of this type continue to appeal strongly within the local rental market, making this an attractive opportunity for landlords seeking to expand their portfolio or those entering the property market for the first time. The combination of its convenient location, manageable accommodation and potential for improvement is likely to attract a range of purchasers looking for a property with long-term potential.

#### Entrance Hall

5'4" x 5'10"



Double door entry. Grey carpeted flooring, pendant lighting, coat hooks and curtain pole over door.

#### Hall

13'6" x 5'5"



Carpeted flooring, pendant lighting

#### Kitchen/Dining

14'0" x 11'9"



A range of high and low level kitchen units, Breakfast bar area with white tiled splashback.

#### Living Room

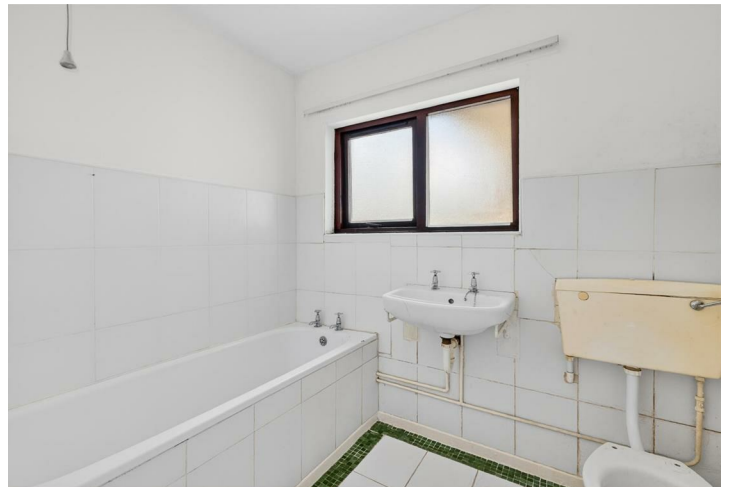
17'8" x 11'9"



Wood laminate, floor, pendant lighting.

#### Bathroom

7'9" x 5'6"



White bath, sink and WC

Bedroom 1  
9'9" x 11'3"

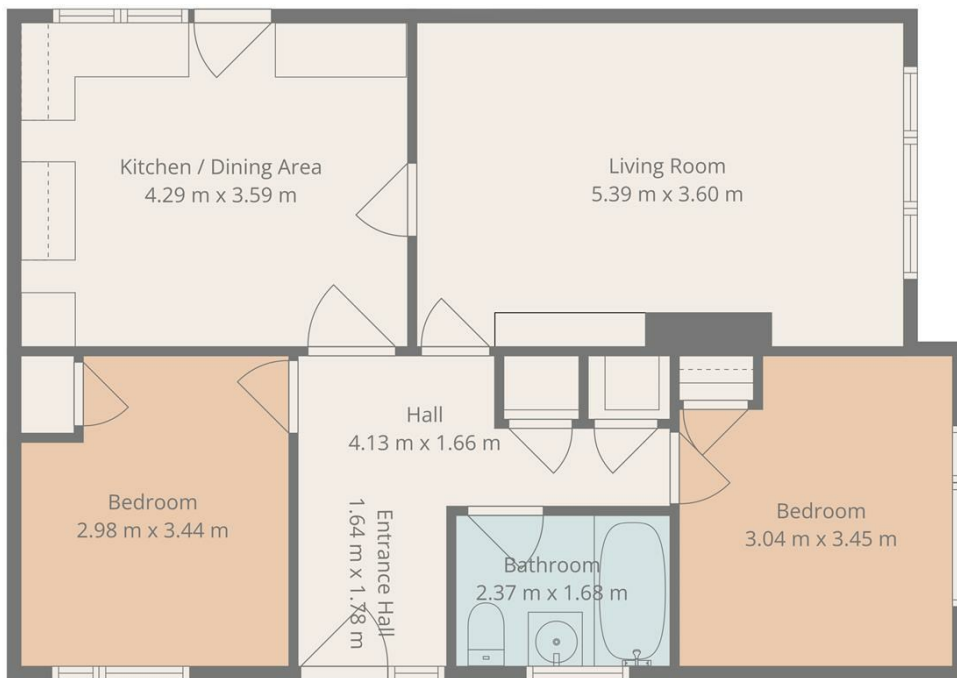
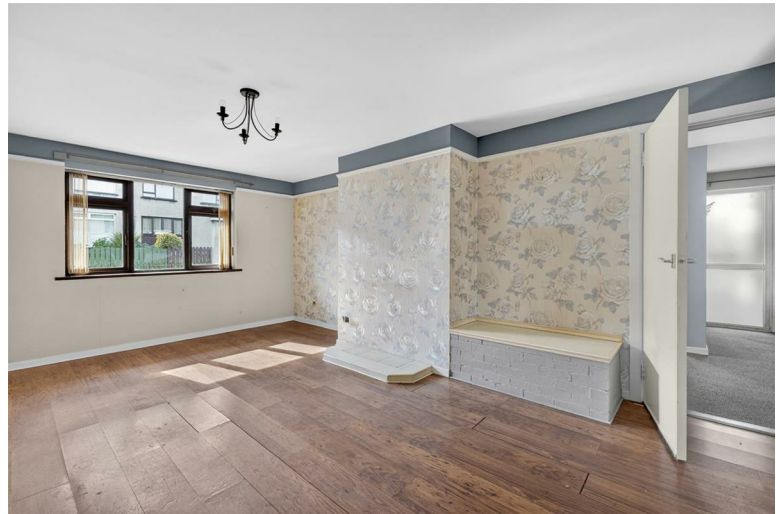


Pendant lighting, built in cupboard.

Bedroom 2  
9'11" x 11'3"

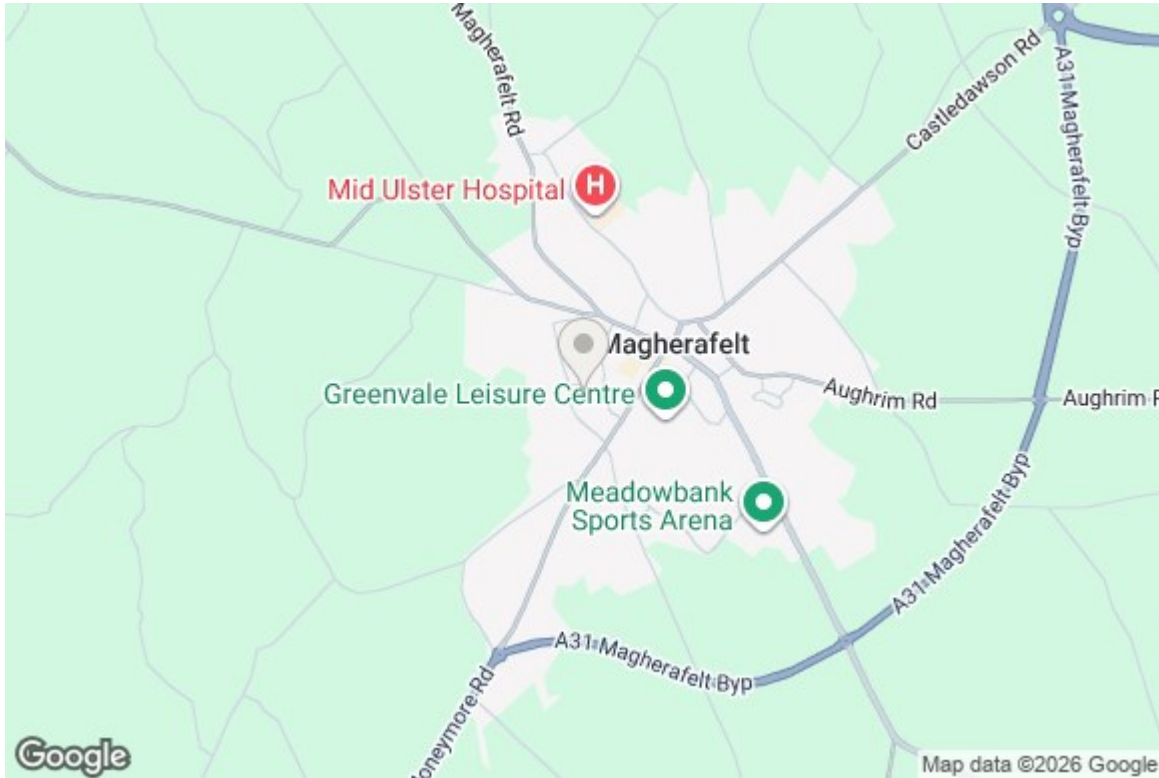



Wood laminate flooring, pendant lighting, storage heater and built in cupboard.



**Total: 71 m<sup>2</sup>**  
1st Floor: 71 m<sup>2</sup>  
Excluded Areas: Utility: 1 M<sup>2</sup>, Walls: 6 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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