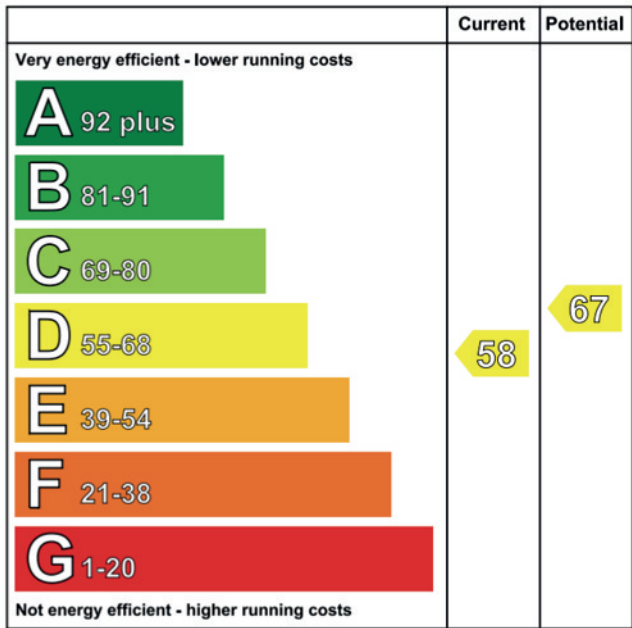


Exterior: Concrete front yard and back garden partly gravelled and partly lawn. Also has 2 general purpose outhouses.





P. McDERMOTT

IMPORTANT INFORMATION
We endeavour to make our sales details accurate but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representations or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



P. McDERMOTT

PROPERTY & MORTGAGES



**26 IRWIN CRESCENT,
CLAUDY BT47 4AB**

Attractive two bedroom mid-terrace bungalow conveniently located within easy walking distance of all local amenities including shops, churches, health centre etc. This is ideal for those looking to down-size or purchase an investment property.

Additional Features:

- Oil Fired Heating and Back Boiler
- uPVC Double Glazed Windows
- uPVC Front and Back Door
- Enclosed Private Back Garden
- Convenient and Quiet Location

PRICE: OFFERS AROUND £74,500
VIEWING: BY APPOINTMENT THROUGH AGENT

P. McDermott Property & Mortgages

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Telephone: 028 7774 0100 Facsimile: 028 7774 0541

Entrance Hall: uPVC front door and sidelight. Hot press. Laminate wooden floor.

Living Room: 11'11 x 11'13 Feature open fire with back boiler. Ornate surround with tiled inset and tiled hearth. TV points. Carpet. Vertical blinds.



Kitchen: 9'7 x 8'10 Range of eye and low level fitted kitchen units in a beech finish. Stainless steel single drainer sink with mixer taps, electric hob and oven. Plumbed for washing machine. Walls tiled between kitchen units. Floor tiled. uPVC back door.



Bedroom 1: 11'11 X 9'3 Built-in wardrobe, carpet, vertical blinds.



Bedroom 2: 7'10 x 8'11 Carpet.



Bathroom: 5'5 x 8'1 (at widest point) Suite includes low flush wc, pedestal wash hand basin, electric shower. Floor tiled.

