

£105 Per Week

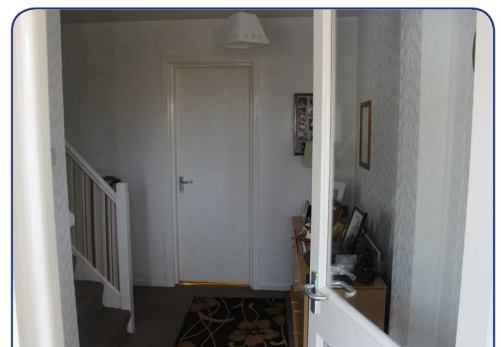
TO LET



26 Shackleton Crescent, Ballykelly, BT49 9PT

- 2 Bedrooms/Lounge/Kitchen/Bathroom
- Close to Local Amenities
- uPVC Double Glazed Windows
- Oil Fired Central Heating
- Outside Light and Tap
- Outside Power Points
- Enclosed Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81 - 91		
C 69 - 80		
D 55 - 68	60	64
E 39 - 54		
F 21 - 38		
G 1 - 20		
Not energy efficient - higher running costs		



Location:

Leaving Ballykelly village along the main Clooney Road towards Greysteel, take right at Craigs shop into Loughview, take left at the bridge and continue along this road which leads to Shackleton Crescent. No.26 is situated on the left hand side.

Description:

Well appointed end terraced property. This home offers great potential for the first time buyer looking to get into the housing market and will also appeal to the investor buyer. With good family accommodation the house is sure to attract plenty of interest. Viewing strictly by appointment only with the undersigned agent.

ACCOMMODATION TO INCLUDE:

Entrance Porch:

5'10" x 2'11" (1.8 x 0.9)
Tiled flooring with glazed door.

Hallway:

13'1" x 10'2" (at widest points) (4.0 x 3.1 (at widest points))
Having telephone point.

Lounge:

22'3" x 11'3" (6.78m x 3.43m)
Consisting of Tiled fireplace, Tiled inset, Tiled hearth, PVC Patio doors.

Kitchen:

10'2" x 8'10" (3.1 x 2.7)
Having a range of eye and low level units, Matching worktops, Tiled around units, Stainless steel sink unit, Space for hob and oven, Extractor fan and light, Cushion flooring.

Utility:

9'2" x 5'6" (2.8 x 1.7)
Having a range of eye and low level units, Matching worktops, Stainless steel sink unit, Tiled around units, Plumbed for automatic washing machine, Ducted for tumble dryer, Cushion flooring.

Separate WC:

6'6" x 5'6" (2.0 x 1.7)
Having low flush WC, Wall mounted wash hand basin, Part tiled walls, Cushion flooring.

FIRST FLOOR ACCOMMODATION

Bathroom:

5'10" x 5'2" (1.8 x 1.6)
Comprising of Bath, Electric shower attachment over bath, Pedestal wash hand basin, Low flush WC, Fully tiled walls, Cushion flooring.

Bedroom (1):

15'1" x 8'9" at widest points (4.60m x 2.69m at widest points)
Built-in wardrobe.

Bedroom (2):

10'9" x 9'2" (3.3 x 2.8)
Built-in wardrobe, Wood effect laminate flooring.

Exterior Features:

Enclosed garden to rear laid in lawn with paved area.

Estimated Annual Rates:

£522.79 per annum - as per June 2017

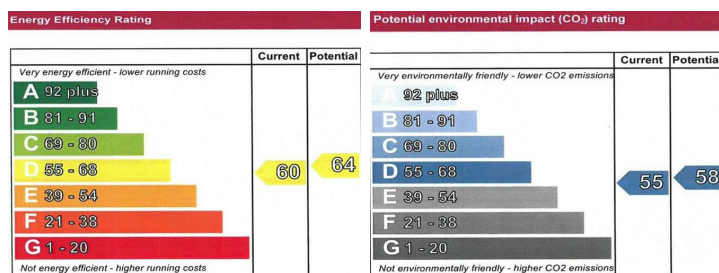
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