

Exterior:

Small garden area to the front laid in grass with garden wall creating the boundary. Spacious rear concrete yard and drive with large private back garden area.



P. McDermott

PROPERTY & MORTGAGES



**43 MAIN STREET,
CLAUDY BT47 4HR**

Excellent 3 bedroom semi-detached home located on a large site. It is within easy walking distance of all local amenities including schools, shops, churches, health centre etc. It is sure to attract interest from both first time buyers and investors.

Early viewing is recommended.

Additional Features:

- uPVC Double Glazed Windows
- Oil Fired Heating & Solid Fuel Back Boiler
- Newly Redecorated Internally
- Spacious Rear Yard and Garden Area

PRICE: OFFERS AROUND £119,500
VIEWING: BY APPOINTMENT THROUGH AGENT

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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.

Entrance Hall: uPVC front door, semi-solid wooden floor.

Living Room: 16'11 x 10'11 Feature open fire with oak surround, cast iron inset and tiled hearth, carpet to floors. TV points. Vertical blinds.



Kitchen/Dining: 16'10 x 9'6 Range of eye and low level fitted kitchen units in a contemporary style oak finish, electric hob and oven, 'Indesit' washing machine, stainless steel single drainer sink with mixer taps, walls part tiled. Cushion flooring. uPVC back door. Vertical blinds.



Bathroom: 6'7 x 6'6 Suite includes low flush wc, pedestal wash hand basin, bath with electric shower over and folding shower screen. Walls half tiled and floor tiled. Horizontal blinds.



1st Floor Landing: Shelved hot press, carpet to stairs and landing.

Bedroom 1: 12'8 x 8'3 Laminate wooden floor, built-in wardrobe vertical blinds.



Bedroom 2: 10'1 x 8'3 Carpet, vertical blinds.



Bedroom 3: 10'6 x 10' Carpet, vertical blinds.

