

£134,950

FOR SALE



131 Whitehill Park, Limavady, BT49 0QQ

- Semi Detached Chalet Bungalow
- Excellent Residential Area
- 3 Bedrooms / Kitchen / Lounge
- Oil Fired Central Heating
- Tarmac Driveway
- Great First Time / Investor Purchase



Location:

Leaving Limavady along the Ballyquin Road towards Dungiven takes left onto the Scroggy Road then next right into Whitehill Park, travel along this road for a short distance and take third turn on the right. No:131 is situated at the end of that cul de sac on the left hand side.

Description:

Well appointed semi-detached home situated on an edge of town location. With three bedrooms, kitchen, lounge and family room, this house offers excellent family accommodation. Viewing is by appointment only with the undersigned agent.

Ground Floor Accommodation:

Hallway:

10'5" x 5'10" (3.2 x 1.8)
Tiled flooring.

Lounge:

14'9" x 10'9" (4.5 x 3.3)
Brick fireplace with brick inset and tiled hearth.

Kitchen:

14'1" x 13'9" (4.3 x 4.2)
Fitted with a range of eye and low level units with matching work top. Tiled around units. Ceramic sink unit. Built in hob and oven. Pelmet over window.

Family Room:

11'9" x 9'10" (3.6 x 3.0)
uPVC double doors to enclosed rear garden.

Bedroom 1:

10'9" x 8'6" (3.3 x 2.6)
Laminate flooring.

First Floor Accommodation:

Bedroom 2:

12'1" x 11'9" (3.7 x 3.6)
Laminate flooring. Velux window.

Bedroom 3:

11'9" x 10'9" (3.6 x 3.3)
Built in storage.

Bathroom:

6'6" x 5'10" (2.0 x 1.8)
With a white bath, pedestal wash hand basin and Low Flush W.C. Electric shower over bath. Tiled flooring. Part tiled walls. Pine ceiling.

Exterior Features:

Tarmac Driveway to the side of the property. Garden laid in lawn to the rear of the property. Garden shed.

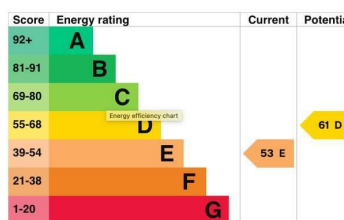
Agent: Daniel Henry (Limavady)

32 Market Street Limavady BT49 0AA

Tel. 028 7776 2558

limavady@danielhenry.co.uk

www.danielhenry.co.uk



Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

www.danielhenry.co.uk
www.propertypal.com

