

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
 ESTATE AGENTS

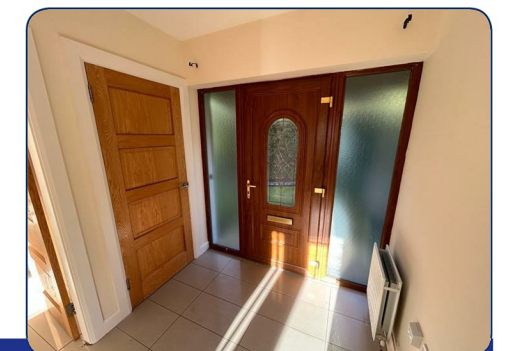
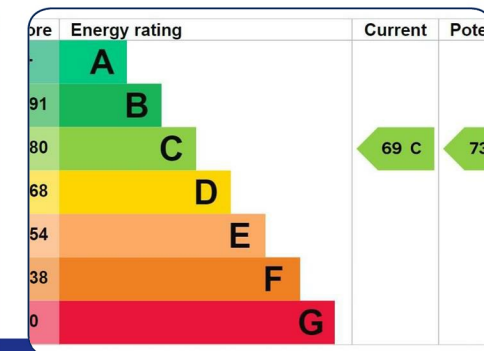
£225,000

FOR SALE



9 Mason Road, Magheramason, BT47 2RY

- DETACHED HOUSE
- 4 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- OAK INTERNAL DOORS
- RURAL LOCATION
- GARAGE
- EPC RATING - C



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ACCOMMODATION

ENTRANCE HALL

Having understairs storage, tiled floor.

KITCHEN

23'2" x 15'5" (to widest points) (7.06m x 4.70m (to widest points))

Having range of eye and low level units, tiling between units, hob, underoven, stainless steel extractor hood, centre island having sink unit with mixer taps and storage under, breakfast bar, plumbed for dishwasher, French doors to side and rear, recessed lighting, tiled floor.

UTILITY ROOM

Having low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, tiled floor.

HALLWAY TO BEDROOMS AND SHOWER ROOM

13'8" x 7'1" (4.17m x 2.16m)

Having laminated wooden floor.

SHOWER ROOM

Comprising of walk in shower, WHB, WC, fully tiled walls and floor.

BEDROOM (3)

11'4" x 9'8" (3.45m x 2.95m)

BEDROOM (4)

11'4" x 10' (3.45m x 3.05m)

DOWNSTAIRS WHB & WC

Having whb with tiling around, wc, tiled floor.

STAIRCASE TO FIRST FLOOR

LOUNGE (L-Shaped)

23'3" x 19'1" (to widest points) (7.09m x 5.82m (to widest points))

Having multi fuel stove, laminated wooden floor, French doors to Balcony.

MASTER BEDROOM (1)

15'6" x 11'6" (4.72m x 3.51m)

ENSUITE

Comprising of fully tiled walk in electric shower, whb with tiling around, wc, tiled floor.

BEDROOM (2)

11'4" x 8'1" (3.45m x 2.46m)

BATHROOM

Comprising of bath, walk in shower, WHB, WC, tiled floor.

EXTERIOR FEATURES

Paved patio area.

Enclosed to rear by fence and gate.

Driveway to side with double entrance gates.

Lawns to front and rear.

DETACHED GARAGE

Detached garage with loft over.

ESTIMATED ANNUAL RATES

£1793.16 (NOV 2023)

