

SPECIAL FEATURES OF THE PROPERTY INCLUDE:




FOR SALE

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Waterside)
 34 Spencer Road, Londonderry BT47 6AA
 Tel. 02871347539
 waterside@danielhenry.co.uk
 www.danielhenry.co.uk

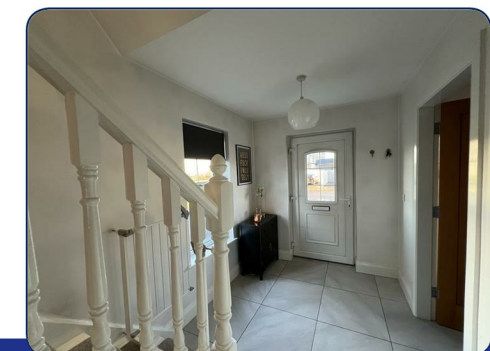
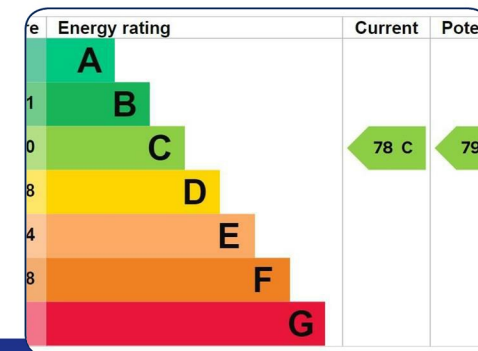


16 Victoria Meadows, Magheramason, BT47 2TX

- END TERRACE HOUSE
- 3 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- LAWNS TO FRONT & REAR
- TARMAC DRIVEWAY
- CABIN
- EPC RATING - C

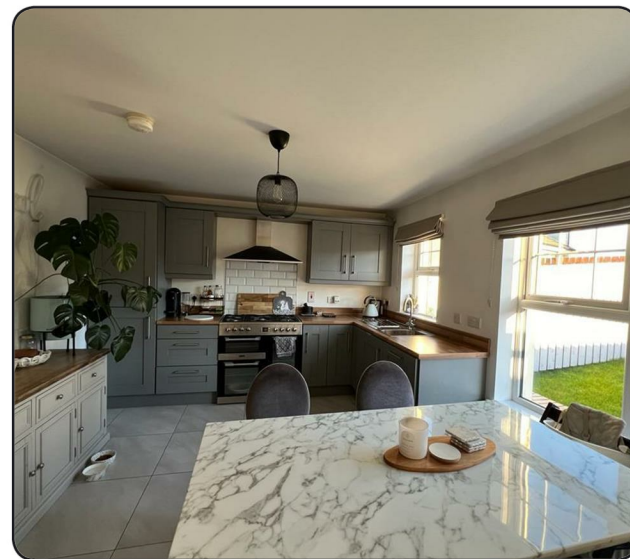
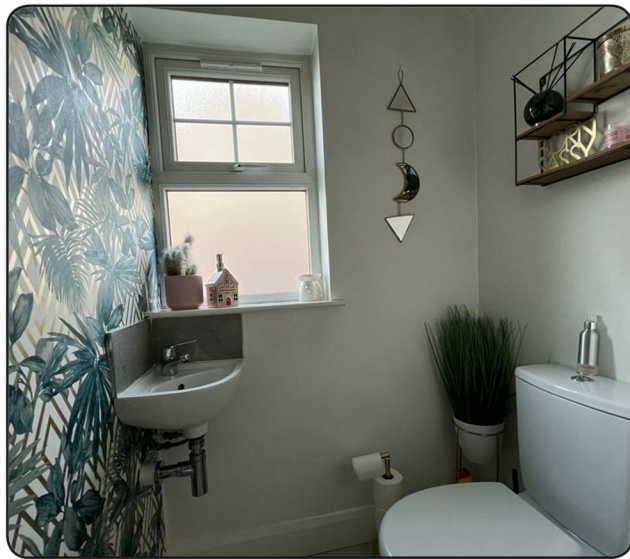
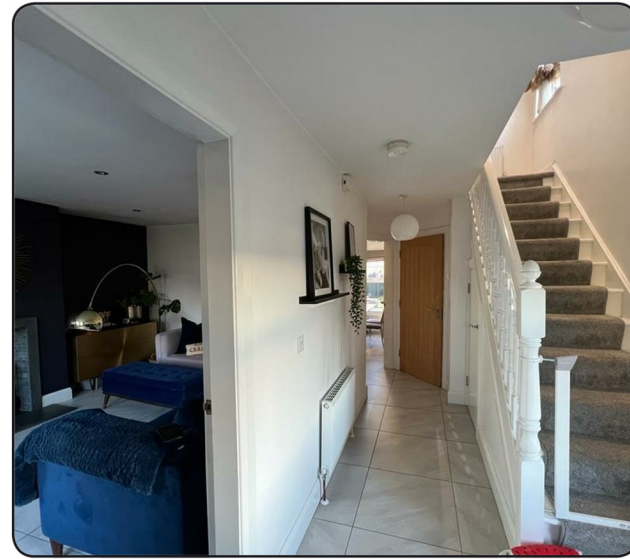
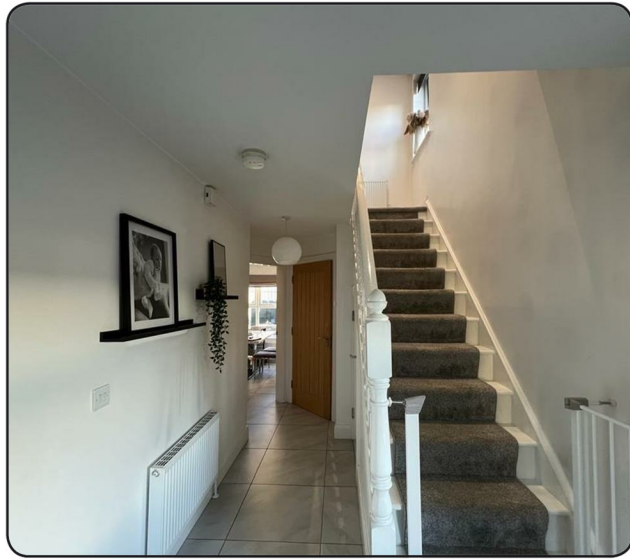
Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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

www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539



ACCOMMODATION

HALLWAY

Having understairs storage and tiled floor.

GUEST WHB & WC

Having tiled floor.

LOUNGE

15'9" x 12'3" (4.80m x 3.73m)

Having multi fuel stove, recessed lighting, tiled floor.

KITCHEN

13'8" x 10'11" (4.17m x 3.33m)

Having range of eye and low level units, Leisure cooking centre, 5 ring gas hob, electric oven, stainless steel extractor hood, integrated fridge / freezer and dishwasher, blue tooth speaker, dining space, tiled floor.

UTILITY ROOM

Having storage, plumbed for washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR

LANDING

Having hotpress, recessed lighting, laminated wooden floor.

MASTER BEDROOM

11'6" x 10'11" (3.51m x 3.33m)

Having laminated wooden floor.

EN-SUITE

Comprising fully tiled walk in shower, whb and wc, tiled floor.

BEDROOM 2

12'1" x 10'4" (3.68m x 3.15m)

Having laminated wooden floor.

BEDROOM 3

8'8" x 8'8" wp (2.64m x 2.64m wp)

Having built in wardrobe, additional internet socket suitable for home office, laminated wooden floor.

BATHROOM

Comprising free standing bath, whb and wc, tiled floor.

EXTERIOR FEATURES

Lawns to front and rear.

Paved patio area.

Tarmac driveway.

CABIN

16' x 10' (4.88m x 3.05m)

Having light and power points, electric heaters, doors to front and rear.

ESTIMATED ANNUAL RATES

£817.47 (NOV 2023)

