

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£150,000

**FOR SALE**



**39 Victoria Meadows, Magheramason, BT47 2TX**

- SEMI DETACHED HOUSE
- 3 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- LAWNS TO FRONT
- EPC RATING - C

**VIEWING STRICTLY BY APPOINTMENT ONLY**

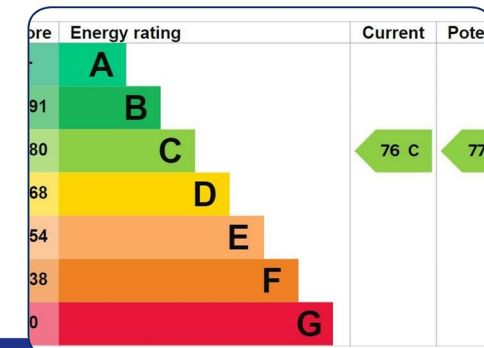
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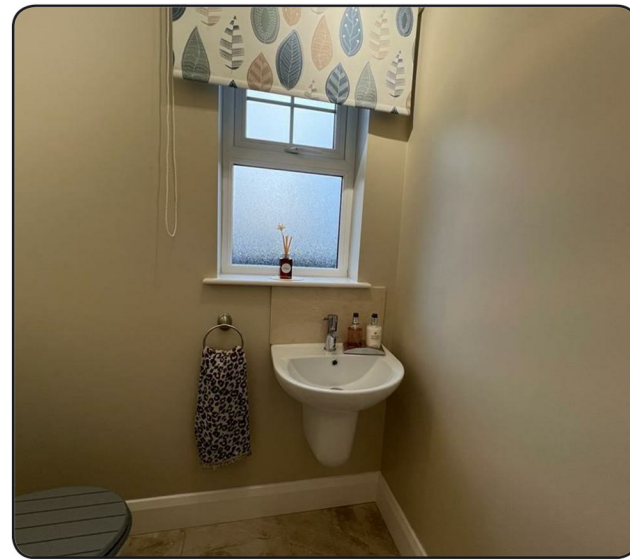
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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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3. 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.
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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](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)





**ACCOMMODATION**

**HALLWAY**

Having tiled floor.

**GUEST WHB & WC**

Having tiled floor.

**LOUNGE**

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

Having multi fuel stove set on granite hearth, laminated wooden floor.

**KITCHEN / DINING AREA**

13'6" x 11' (4.11m x 3.35m)

Having range of eye and low level units, hob, underoven, stainless steel extractor hood, integrated fridge / freezer, ample dining space.

**UTILITY ROOM**

Plumbed for washing machine, space for tumble dryer and freezer.

**FIRST FLOOR**

**LANDING**

Having hotpress.

**MASTER BEDROOM**

12'2" x 11'4" (3.71m x 3.45m)

Having laminated wooden floor.

**EN-SUITE**

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

**BEDROOM 2**

12'4" x 12'2" wp (3.76m x 3.71m wp)

Having laminated wooden floor.

**BEDROOM 3**

8'7" x 7'8" wp (2.62m x 2.34m wp)

Having built in wardrobe and laminated wooden floor.

**BATHROOM**

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

**EXTERIOR FEATURES**

Lawn to front.

Yard to rear with creative concrete.

Enclosed to rear by fence and gate.

Tarmac driveway to side.

**ESTIMATED ANNUAL RATES**

£896.58 (JAN 2024)

