

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£105,000

FOR SALE



4 Brookfield, Magheramason, BT47 2RT

- MID TERRACE HOUSE
- 3 BEDROOMS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except porch)
- PVC REAR DOOR
- NEAT LAWN TO FRONT & REAR
- EPC RATING -

VIEWING STRICTLY BY APPOINTMENT ONLY

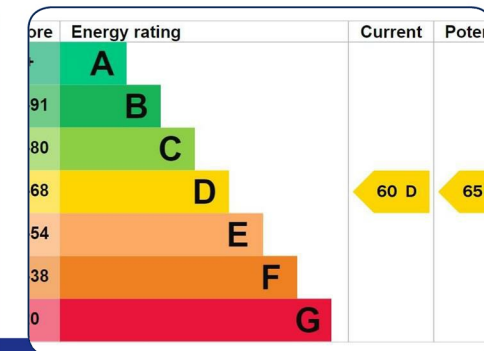
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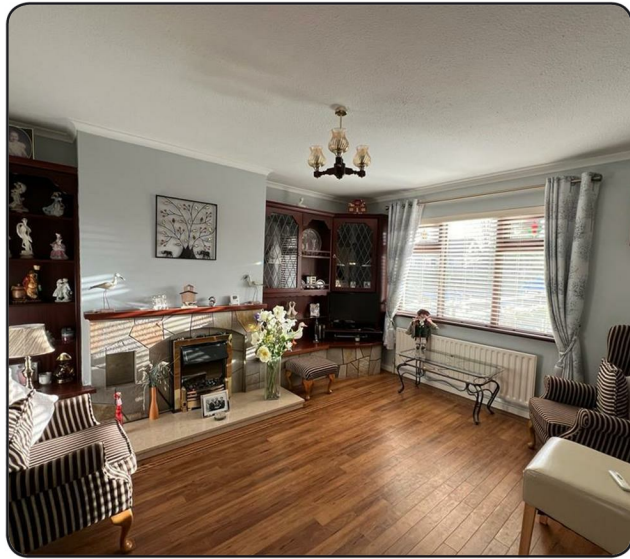


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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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5. 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





ACCOMMODATION

ENTRANCE PORCH

Having double glazed windows.

HALLWAY

Having Amtico floor.

LOUNGE

13' x 11'4" (3.96m x 3.45m)

Having attractive fireplace, wall light points, Amtico floor, ceiling corning

DINING AREA

9'3" x 6'8" (2.82m x 2.03m)

Having hotpress, ceiling corning, open plan to kitchen.

KITCHEN

11'2" x 7'10" (3.40m x 2.39m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, Hotpoint cooker, corner extractor canopy, fridge / freezer, plumbed for washing machine, Amtico floor.

SHOWER ROOM

Comprising electric shower, whb set in vanity unit, wc, wooden ceiling, tiled walls.

FIRST FLOOR

BRIGHT LANDING

BEDROOM 1

12'1" x 10'3" (3.68m x 3.12m)

Excellent range of built in wardrobes with sliding doors.

BEDROOM 2

11'6" x 7'8" (3.51m x 2.34m)

Having toilet and whb off.

BEDROOM 3

8'10" x 6'6" (2.69m x 1.98m)

Having built in wardrobe.

EXTERIOR FEATURES

Neat lawns to front and rear.

Paved yard to rear leading to lawn.

Shed.

Boiler store.

Access to side.

ESTIMATED ANNUAL RATES

£685.62 (JAN 2024)

