

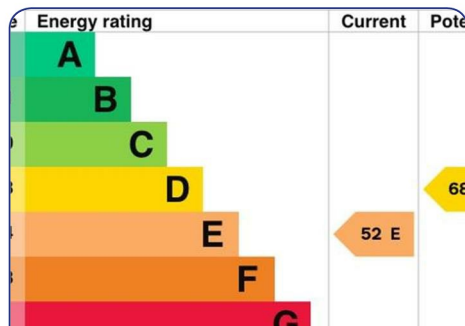
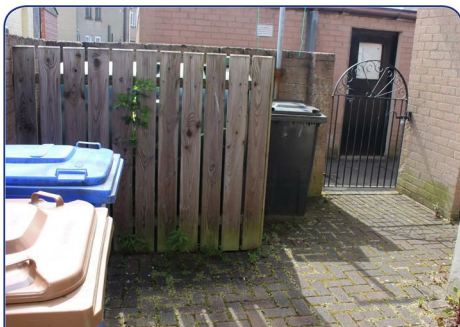
£89,950

FOR SALE



7 Church Street, Limavady, BT49 0BU

- Mid-terrace House
- 3 Bedrooms/2 Receptions/Bathroom
- Double Glazed Windows
- Oil Fired Central Heating (not tested)
- In Need of Cosmetic Improvement
- Town Centre Location
- Within Walking Distance of Local Amenities
- Ideal First Time/Investment Opportunity



DESCRIPTION:

This centrally located property offers well laid out accommodation. It is in need of cosmetic improvement but would make an ideal property for either a first time buyer or investor alike. This property benefits from being within walking distance of all local amenities.

LOCATION:

Travelling along Limavady Main Street, drive straight ahead at the roundabout at Tesco, leading onto Church Street. Number 7 is located on the right hand side.

ACCOMMODATION TO INCLUDE:

Entrance Hall:

21'11" x 6'2" (6.7 x 1.9)

with under-stair storage, picture rail, tiled flooring.

Lounge:

12'1" x 11'5" (3.7 x 3.5)

having Marble effect fireplace coving around ceiling, feature bay window, wood effect laminate flooring.

Kitchen:

11'1" x 9'10" (3.4 x 3.0)

with eye and low level units, matching worktop, tiled around units, stainless steel sink unit, cooker point, extractor fan, plumbed for automatic washing machine, corner display unit, cushion flooring.

Family Room:

12'9" x 10'2" (3.9 x 3.1)

having Mahogany fireplace, Pine ceiling, coving around ceiling, wood effect laminate flooring.

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Staircase to first floor landing:

Bedroom (1):

20'4" x 9'10" (6.2 x 3.0)

with built-in slide-robos, wood effect laminate flooring.

Bedroom (2):

9'10" x 9'10" (3.0 x 3.0)

with hot-press.

Bedroom (3):

12'1" x 7'10" (3.7 x 2.4)

Bathroom:

9'6" x 5'2" (2.9 x 1.6)

having fitted bath, wash hand basin, low flush w.c., fully tiled shower cubicle with electric shower. Also having recess lighting, fully tiled walls, tiled flooring.

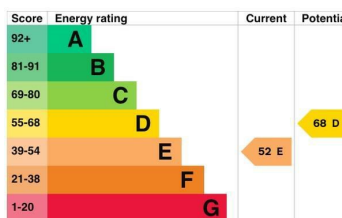
EXTERIOR FEATURES:

Small enclosed garden to front of property. Enclosed paved rear yard.

Garage:

ANNUAL RATES:

£735.30 as at 08/05/2024.



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