

£82,500

FOR SALE



31 Sperrin Road, Limavady, BT49 0AS

- Mid-terrace House
- Lounge/Kitchen-Dining/4 Bedrooms/Bathroom
- Oil Fired Central Heating
- Redwood Double Glazed Windows
- Enclosed Rear Garden
- Street Car Parking Available
- Town Centre Location
- Ideal Investment Purchase



DESCRIPTION:

This mid-terrace house is centrally located within walking distance of all local town amenities. It offers well laid out accommodation to include four bedrooms and separate kitchen/dining. It would make an ideal investment purchase and viewings are by appointment with the selling agent.

LOCATION:

Leaving Limavady along Irish Green Street, just before the Golden Chipper, take left into Benbradagh Avenue. Follow the road around to the right onto Sperrin Road and number 31 is situated on the right hand side.

ACCOMMODATION TO INCLUDE:

Entrance Hall:

10'9" x 5'10" (3.3 x 1.8)
with cushion flooring.

Lounge:

11'9" x 10'9" (3.6 x 3.3)
having wooden fireplace with tiled inset and hearth.

Kitchen:

9'6" x 9'2" (2.9 x 2.8)
with eye and low level units, matching worktop, stainless steel sink unit, cooker point, plumbed for automatic washing machine, cushion flooring.

Dining Room:

9'6" x 8'10" (2.9 x 2.7)
with cushion flooring.

Staircase to first floor landing

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Bedroom (1):

12'9" x 10'9" (3.9 x 3.3)

Bedroom (2):

9'10" x 6'6" (3.0 x 2.0)

Bedroom (3):

9'10" x 8'10" (3.0 x 2.7)
with built-in wardrobe.

Bedroom (4):

9'6" x 6'10" (2.9 x 2.1)

Bathroom:

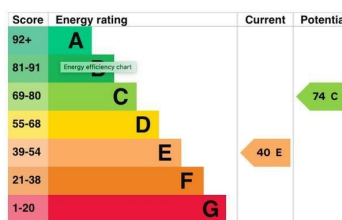
5'10" x 5'6" (1.8 x 1.7)
with three piece suite comprising of fitted bath with electric shower over-head, pedestal wash hand basin, low flush w.c. Also having extractor fan, cushion flooring.

EXTERIOR FEATURES:

Enclosed garden to front and rear of property.

ANNUAL RATES:

£612.75 as at 14/06/2024.



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