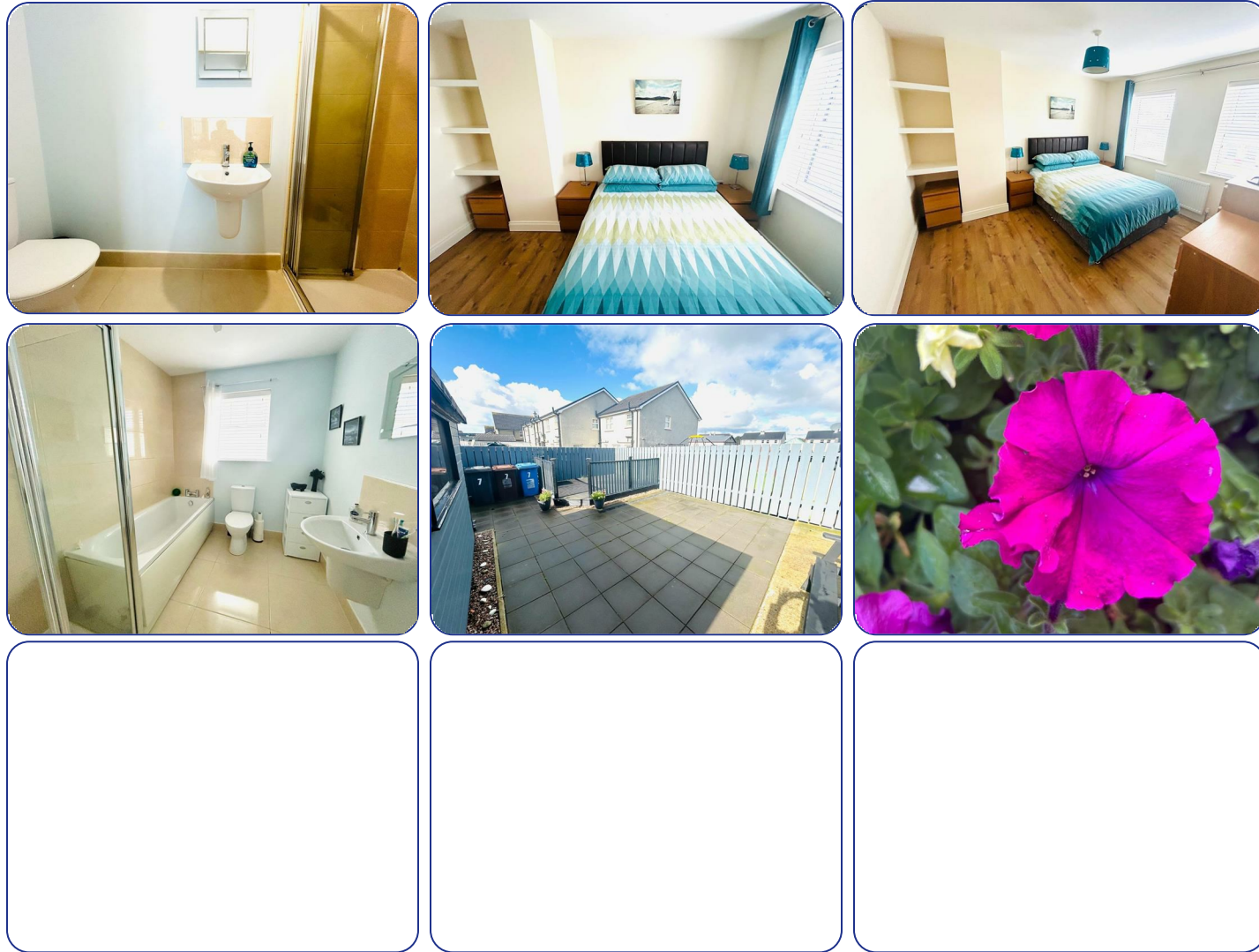


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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



- 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



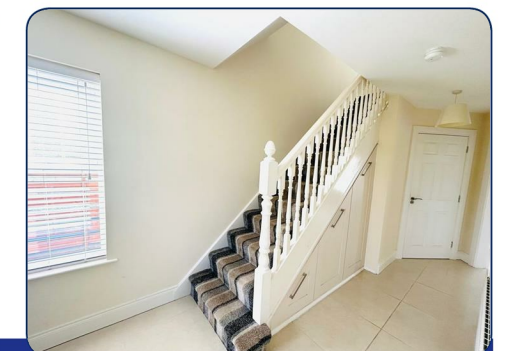
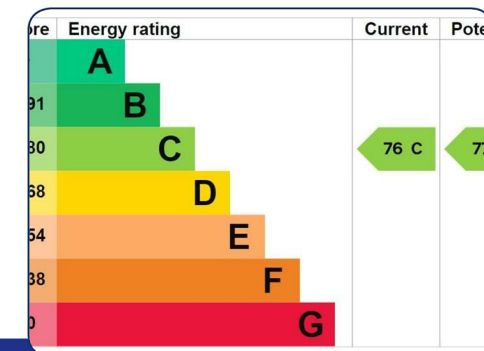
£150,000

FOR SALE

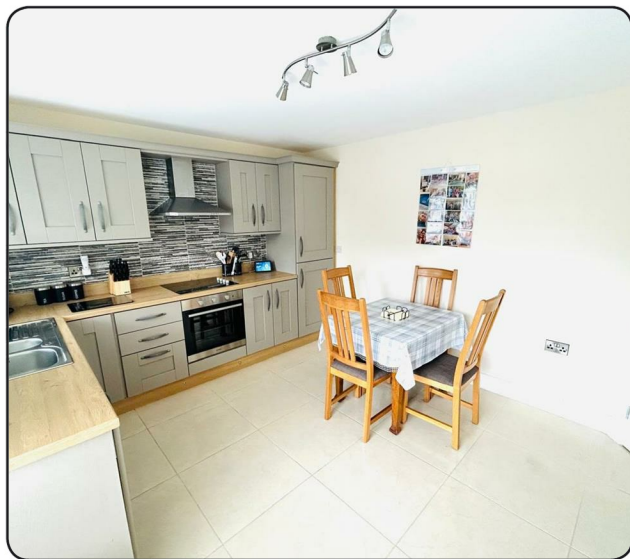
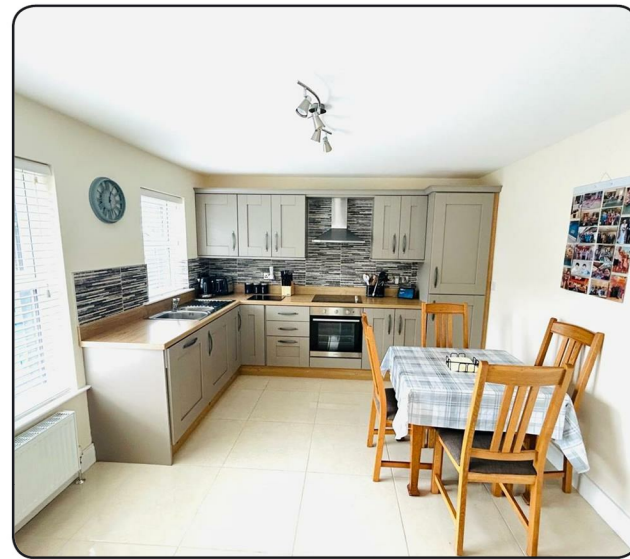
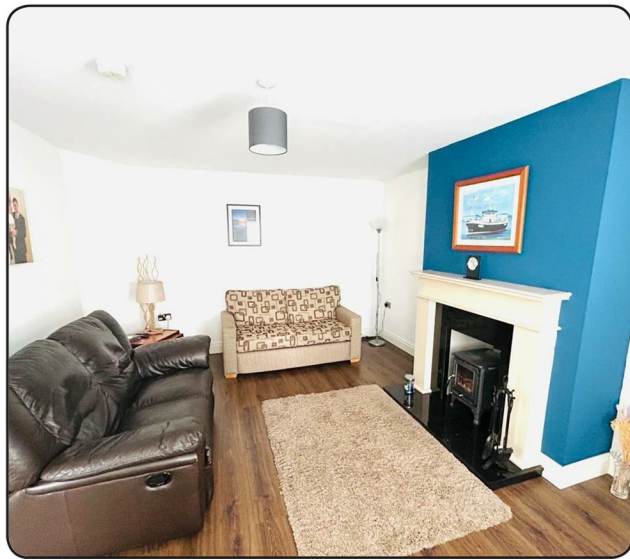
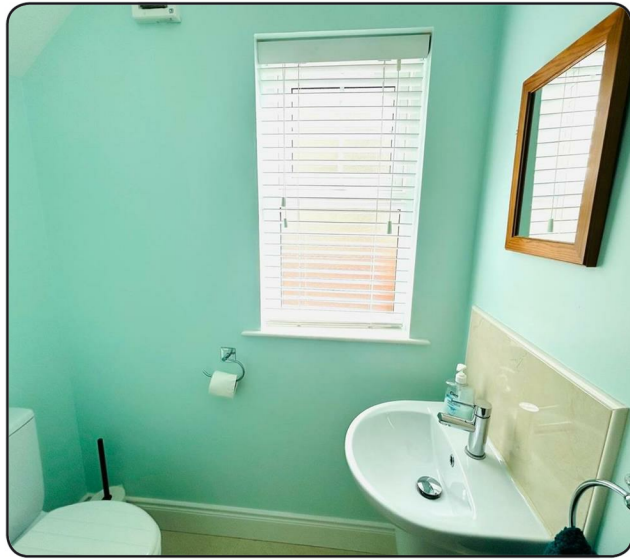


7 Victoria Meadows, Magheramason, BT47 2TX

- END TOWNHOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- PAVED PATIO & DECKING AREA TO REAR
- EPC RATING - C



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



ACCOMMODATION

HALLWAY

Having understairs storage and tiled floor.

GUEST WHB & WC

Having tiling around whb, wc, extractor fan, tiled floor.

LOUNGE

15'10" x 12'4" wp (4.83m x 3.76m wp)

Having attractive fireplace with stoveset on tiled hearth, laminated wooden floor.

KITCHEN / DINING AREA

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

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated hob and underoven, stainless steel extractor hood, integrated fridge / freezer and dishwasher, tiled floor, feature lighting on kicker board.

UTILITY ROOM

7'7" x 5'4" (2.31m x 1.63m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

12' x 11'11" wp (3.66m x 3.63m wp)

Having built in wardrobes, laminated wooden floor.

EN-SUITE

Comprising fully tiled walk in shower, whb with tiling around, wc, extractor fan, tiled floor.

BEDROOM 2

12'4" x 12' wp (3.76m x 3.66m wp)

Having laminated wooden floor.

BEDROOM 3

9'1" x 8'8" (2.77m x 2.64m)

Having built in wardrobe and laminated wooden floor.

BATHROOM

Comprising bath with mixer taps, fully tiled walk in shower, whb with tiling around, wc, extractor fan, tiled floor.

EXTERIOR FEATURES

Paved patio and decking area to rear bordered by fence.

Garden shed.

Outside light and tap.

ESTIMATED ANNUAL RATES

£861.18 (SEPT 2024)

