

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£140,000

**FOR SALE**



**2 Ballycanice Close, Eglinton, BT47 3HH**

- MID TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & FRENCH DOORS
- SECURITY SYSTEM INSTALLED
- YARD TO REAR
- EPC RATING - D

**VIEWING STRICTLY BY APPOINTMENT ONLY**

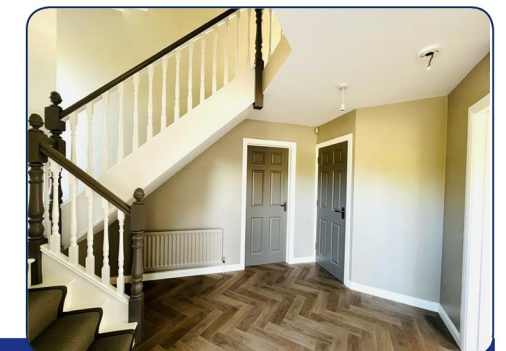
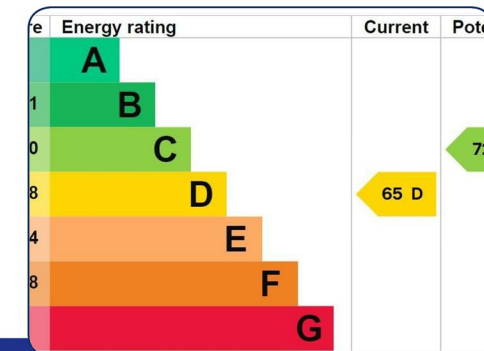
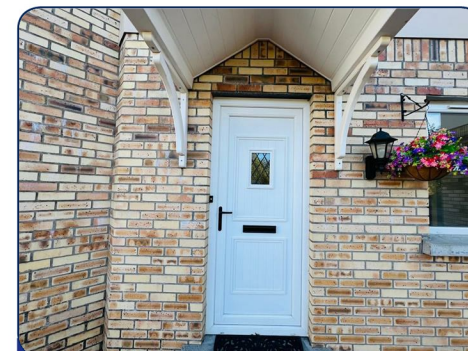
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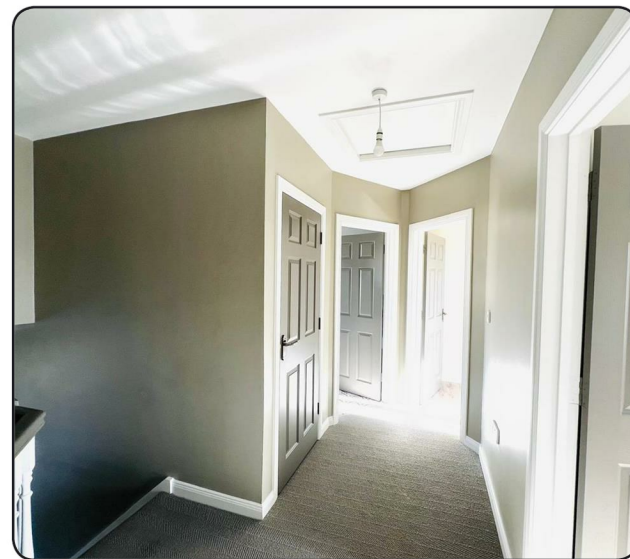


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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein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

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**ACCOMMODATION**

**HALLWAY**

Having cloaks cupboard.

**LOUNGE**

18'7" x 10'8" (5.66m x 3.25m)  
Having attractive fireplace, dual aspect.

**KITCHEN**

18'7" x 13' wp (5.66m x 3.96m wp)  
Having excellent range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, extractor hood, plumbed for washing machine, ample dining space, French doors leading to rear.

**FIRST FLOOR**

**LANDING**

Having hotpress.

**MASTER BEDROOM**

10'6" x 10'6" (3.20m x 3.20m)

**EN-SUITE**

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

**BEDROOM 2**

11'11" x 7'10" wp (3.63m x 2.39m wp)

**BEDROOM 3**

9'11" x 9'9" wp (3.02m x 2.97m wp)

**BATHROOM**

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

**EXTERIOR FEATURES**

Concrete yard to rear.

**ESTIMATED ANNUAL RATES**

£1055.64 (OCT 2024)

