



# LAVERY MITCHELL

CHARTERED SURVEYORS,  
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## 12 Station Road

Magherafelt, BT45 5DN

Offers in the region of £89,995

A great investment opportunity located on Station Road in the town of Magherafelt. This property is in need of modernisation but currently boasts two reception rooms with two double bedrooms, an attic room and first floor bathroom. The property spans approximately 1000 square feet.

Situated in Magherafelt, the towns local amenities are at your doorstep, making it a desirable and convenient location.

Get in touch to book a viewing to see this property's potential!

### Viewing

Please contact our Lavery Mitchell Office on 028 95 575555 if you wish to arrange a viewing appointment for this property or require further information.

- Mid-Terrace Property
- Excellent Investment Opportunity
- In Need of Modernisation
- Excellent Location in Magherafelt Town
- Two Double Bedrooms
- Two Reception Rooms
- Bathroom with 3 Piece Suite
- Enclosed Rear Yard
- Double Glazed Windows
- Oil Fired Central Heating

### Entrance Hallway

Vinyl floor covering, wood panelled ceiling.

### Front Reception Room

11'6" x 10'3"

Front bay window, grey carpet and a single radiator.

### Rear Reception Room

11'7" x 10'7"

Stove, wood panelled ceiling, brown carpet, integrated storage, double radiator.

### Kitchen

13'8" x 6'11"

Range of high and low level units, built in larder, vinyl floor.

### First Floor Landing

Carpet stairway and landing, built-in storage cupboard.

### Bathroom

9" x 6'11"

3 piece white suite, laminate wood flooring, integrated bath with electric shower above, built-in hot press with shelving.

### Bedroom One (First floor front)

14'1" x 10"

Grey carpet, feature fireplace, wood panelled ceiling, single radiator.

### Bedroom Two (First floor rear)

10'6" x 8'11"

Grey carpet, wood panelled ceiling

### Attic Room

13'3" x 9'7"

Velux window, grey carpet, built in eaves storage.

### Enclosed Rear Yard

Oil tank, oil burner enclosed in external boiler house, small storage shed.



## Location Map



Lavery Mitchell Ltd for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate.

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