

£95,000

FOR SALE



39 Anderson Park, Limavady, BT49 0RH

- End-Terrace House
- Lounge/Kitchen-Dining/3 Bedrooms/2 Bathrooms
- Oil Fired Central Heating
- UPVC Double Glazed Windows
- Garden Store
- Off-street Car Parking Available to the Rear
- Within Walking Distance of Shops
- Excellent Investment Opportunity



DESCRIPTION:

This end-terrace three bedroom house is set in a good location within walking distance of local amenities. It offers well laid out family accommodation and benefits from having an enclosed rear yard with access for off-street car parking. This property would be ideally suited to a first time buyer/investor.

LOCATION:

Travelling out of Limavady along the Greystone Road, turn right at the roundabout onto the Edenmore Road. Take the first turn on the right into Anderson Park and then right again. Number 39 is situated on the left hand side.

ACCOMMODATION TO INCLUDE:

Tiled Entrance Porch

Lounge:

16'4" x 11'5" (5.0 x 3.5)
having Oak fireplace with cast iron inset and slate hearth, bay window, feature recess arches.

Kitchen/Dining:

17'8" x 11'1" (5.4 x 3.4)
with a range of eye and low level units, matching worktop, tiled around units, composite sink unit, built-in hob and oven, extractor fan with light, space for fridge/freezer, plumbed for automatic washing machine, under-stair storage, tiled flooring.

Separate W.C.:

with low flush w.c., wall mounted wash hand basin, tiled flooring.

Staircase to First Floor Landing:

with built-in cloaks, shelved hot-press.

Bedroom (1):

11'5" x 10'2" (3.5 x 3.1)

Bedroom (2):

11'5" x 9'10" (3.5 x 3.0)
with built-in wardrobe.

Bedroom (3):

8'6" x 7'2" (2.6 x 2.2)

Bathroom:

7'6" x 6'2" (2.3 x 1.9)
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, fully tiled walls, tiled flooring.

EXTERIOR FEATURES:

Enclosed garden to front of property laid in lawn.

Enclosed concrete rear yard. Outside light & tap. Double gates for off-street car parking.

Store:

11'5" x 6'10" (3.5 x 2.1)
with strip lighting, oil fired boiler.

ANNUAL RATES:

£686.28 as at 29/10/2024.

Agent: Daniel Henry (Limavady)

32 Market Street Limavady BT49 0AA

Tel. 028 7776 2558

limavady@danielhenry.co.uk

www.danielhenry.co.uk

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