

£95,000

**FOR SALE**



27 Shackleton Crescent, Ballykelly, BT49 9PS

- Mid Terrace House
- 3 Bedrooms / Kitchen / Lounge
- Good Residential Area
- Oil Fired Central Heating
- Enclosed Rear Garden
- Excellent First Time / Investment Purchase



### Description:

Daniel Henrys are delighted to bring this mid terrace, three bedroom house to the market. Situated in Shackleton Crescent, this home is sure to attract a lot of interest. The property has been maintained to a high standard by the current owner. Viewing is by appointment only with the undersigned agent.

### Location:

Leaving Ballykelly towards Greysteel take right at Craigs Shop into Loughview Estate. Take first left over the bridge at the end of this road and continue into Shackleton Crescent and No.27 on your right hand side.

### Ground Floor Accommodation:

#### Entrance Porch:

4'7" x 4'7" (1.4 x 1.4)  
Tiled flooring.

#### Hallway:

10'9" x 5'10" (3.3 x 1.8)  
Tiled flooring. Under stair storage.

#### L Shaped Lounge:

18'4" x 16'0" (at widest points) (5.6 x 4.9 (at widest points))  
Marble effect fireplace with marble effect hearth.  
Laminate flooring. PVC patio doors to rear garden.

#### Kitchen:

18'8" x 7'2" (5.7 x 2.2)  
Fitted with a range of eye and low level units with matching work top. Tiled around units. Under unit lighting. Stainless steel sink unit. Built in hob and oven. Plumbed for automatic washing machine. Tiled flooring.

### Separate W.C.

With a Low Flush W.C., pedestal wash hand basin and extractor fan. Tiled flooring and part tiled walls.

### First Floor Accommodation:

#### Bedroom 1:

12'5" x 10'9" (3.8 x 3.3)  
Laminate flooring. Built in wardrobe.

#### Bedroom 2:

8'10" x 7'6" (2.7 x 2.3)  
Laminate flooring. Built in wardrobe.

#### Bedroom 3:

10'5" x 9'10" (3.2 x 3.0)  
Laminate flooring. Built in wardrobe.

#### Bathroom:

7'6" x 5'10" (2.3 x 1.8)  
Fitted with a white bath with electric shower over bath. Pedestal wash hand basin. Tiled flooring. Part tiled walls.

### Exterior Features:

On street parking to the front of the property. Enclosed rear garden to the rear of the garden laid in lawn.

**Agent: Daniel Henry (Limavady)**

32 Market Street Limavady BT49 0AA

Tel. 028 7776 2558

limavady@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](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)

