

£128,950

**FOR SALE**



88 Connell Street, Limavady, BT49 0EA

- Mid-Terrace House
- Lounge/Kitchen-Dining/3 Bedrooms/Bathroom
- UPVC Double Glazed Windows
- Gas Central Heating
- Spacious Enclosed Rear Garden
- Street Parking Available
- Town Centre Location
- Ideal for First Time/Investment Buyers Alike



## DESCRIPTION:

Delightfully appointed three bedroom mid-terrace home situated in a well sought after Town Centre location within walking distance of all local amenities. This property offers well laid out family accommodation with spacious enclosed rear garden. Rarely do properties in this street come on the market for sale and we as the selling agents recommend inspection.

## LOCATION:

Travelling along Limavady Main Street keeping to the right lane, proceed past the traffic lights onto Connell Street. Number 88 is situated along this street on the left-hand-side.

## ACCOMMODATION TO INCLUDE:

### Entrance Hall:

with telephone point, tiled flooring, glazed door through to:

### Lounge:

12'1" x 10'5" (3.7 x 3.2)  
having brick fireplace with tiled hearth and shelving on either side, picture rail, wood effect laminate flooring, glazed door through to:

### Kitchen/Dining:

15'5" x 11'1" (4.7 x 3.4)  
with a range of eye and low level units, matching worktop, tiled around units, stainless steel 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.

## Staircase to first floor landing

**Agent:** *Daniel Henry (Limavady)*

32 Market Street Limavady BT49 0AA

Tel. 028 7776 2558

limavady@danielhenry.co.uk

www.danielhenry.co.uk

### Bedroom (1):

11'1" x 8'6" (3.4 x 2.6)  
with built-in wardrobe.

### Bedroom (2):

10'2" x 9'2" (3.1 x 2.8)  
with built-in wardrobe.

### Bedroom (3):

7'2" x 6'6" (2.2 x 2.0)  
'L Shaped' with built-in wardrobe.

### Bathroom:

5'10" x 5'10" (1.8 x 1.8)  
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, storage cupboard, part tiled walls, cushion flooring.

## EXTERIOR FEATURES:

Small stoned garden to front of property enclosed by fencing.

Spacious enclosed rear garden laid in lawn with concrete patio area. Outside light & tap. Garden Shed.

## ANNUAL RATES:

£612.75 as at 12/11/2024.

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 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)

