



## 47 Gorteen Crescent Limavady, BT49 9EW



An excellent opportunity for first time buyers or buy to let investors to acquire a well presented 3 bedroom family home, situated within a well know popular location, just on the edge of Limavady Town Centre.

This property ideally benefits from a recent modernisation and is maintained to a very high standard throughout.

This home is within short walking distance of local town amenities and offers good family accommodation and would make an ideal first time / investment purchase.

- 3 BEDROOMS
- RECENT MODERNISATION
- WELL MAINTAINED THROUGHOUT
- OFCH
- PRIVATE REAR GARDEN
- LARGE EXTERNAL STORAGE
- PARKING ACCESS TO REAR

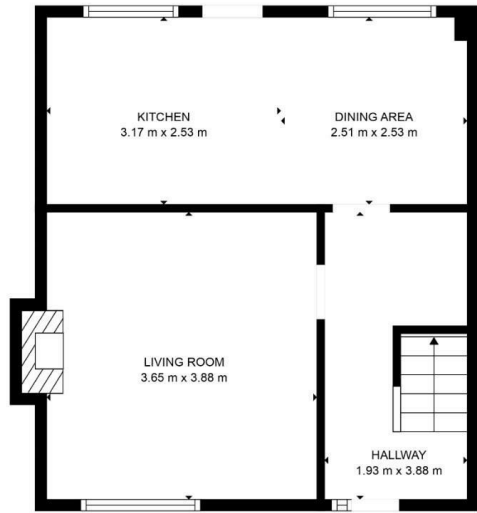
**Offers over £105,000**

### Viewing

Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.

# 47 Gorteen Crescent

LIMAVADY



FLOOR 1



FLOOR 2

This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Northern Ireland** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.