

£169,950

FOR SALE



5 Shackleton Crescent, Limavady, BT49 9PS

- Semi Detached House
- Immacuately Presented by Owners
- 3 Bedrooms / Kitchen / Lounge / 3 Bathrooms
- Oil Fired Central Heating
- uPVC Windows & Doors
- Intruder Alarm & CCTV
- Within Walking Distance of Village Amenities



Description:

Daniel Henry Estate Agents are delighted to bring this beautifully presented three bedroom house to the market. Situated at the entrance of Shackleton Crescent and with excellent car parking, the property is sure to attract lots of interest. 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.5 is directly in front of you.

Ground Floor Accommodation:

Hallway:

12'9" x 9'2" (3.9 x 2.8)

Marble tiled flooring. Under stair storage.

Lounge:

11'5" x 11'5" (3.5 x 3.5)

Closed room heater with back boiler. Solid wood flooring.

Kitchen:

15'5" x 12'9" (4.7 x 3.9)

Fitted with a range of eye and low level high gloss units with matching worktop. Kick board lights. Stainless steel sink unit. Built in hob and oven. Extractor fan and light. Built in dishwasher. Marble tiled flooring.

Utility Room:

8'6" x 4'11" (2.6 x 1.5)

Fitted with a range of low level units with matching worktop. Stainless steel sink units. Plumbed for automatic washing machine. Ducted for tumble dryer. Tiled flooring.

Separate W.C.

4'11" x 3'7" (1.5 x 1.1)

Low Flush W.C. Pedestal wash hand basin. Extractor fan. Tiled flooring.

First Floor Accommodation:

Pull down slingsby ladder to attic. Part floored attic with light.

Bedroom 1:

11'5" x 10'5" (3.5 x 3.2)

Carpet flooring.

En-suite:

4'7" x 3'7" (1.4 x 1.1)

Fully tiled shower cubicle with electric shower. Low Flush W.C. Pedestal wash hand basin. Tiled flooring.

Bedroom 2:

12'9" x 10'5" (3.9 x 3.2)

Carpet flooring.

Bedroom 3:

9'6" x 8'6" (2.9 x 2.6)

Fitted mirrored slide robes. Carpet flooring.

Bathroom:

9'2" x 5'10" (2.8 x 1.8)

With a fitted white bath. Pedestal wash hand basin. Low Flush W.C. Fully tiled shower cubicle with power shower. Extractor fan. Chrome heated towel rail. Tiled flooring.

Exterior Features:

Private car parking at the front of the house. Enclosed paved area at the rear of the house. CCTV & intruder alarm installed.

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
www.propertypal.com

