

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£169,950

FOR SALE



47 Victoria Meadows, Magheramason, BT47 2TX

VIEWING STRICTLY BY APPOINTMENT ONLY

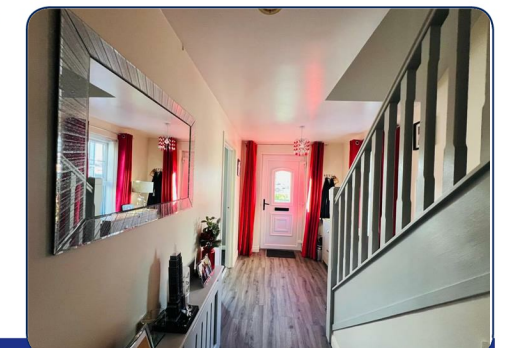
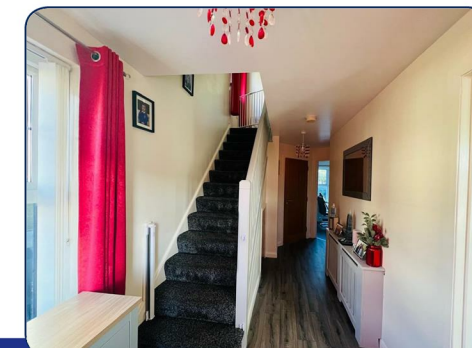
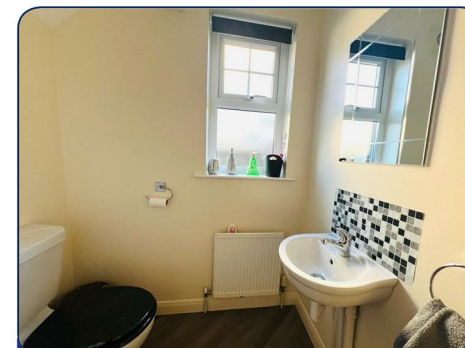
Agent: Daniel Henry (Waterside)
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk

- SEMI DETACHED HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- YARD TO REAR
- TARMAC DRIVEWAY
- EPC RATING -

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



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539



THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having understairs storage.

GUEST WHB & WC

LOUNGE

15'11" x 12'5" (4.85m x 3.78m)

Having wood burning stove.

KITCHEN / DINING AREA

13'6" x 11'1" (4.11m x 3.38m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, space for fridge / freezer, plumbed for dishwasher, dining space.

UTILITY ROOM

Having sink unit, plumbed for washing machine, space for tumble dryer.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

12'1" x 10'9" (3.68m x 3.28m)

EN-SUITE

Comprising walk in shower, whb and wc.

BEDROOM 2

12'7" x 10'5" (3.84m x 3.18m)

BEDROOM 3

9'2" x 8'9" wp (2.79m x 2.67m wp)

Having built in wardrobe.

BATHROOM

Comprising bath, walk in electric shower, whb and wc.

EXTERIOR FEATURES

Yard to rear with paved patio area.

Tarmac driveway.

ESTIMATED ANNUAL RATES

£944.52 (JAN 2025)

