

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£169,950

**FOR SALE**



47 Victoria Meadows, Magheramason, BT47 2TX

- 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 -

**VIEWING STRICTLY BY APPOINTMENT ONLY**

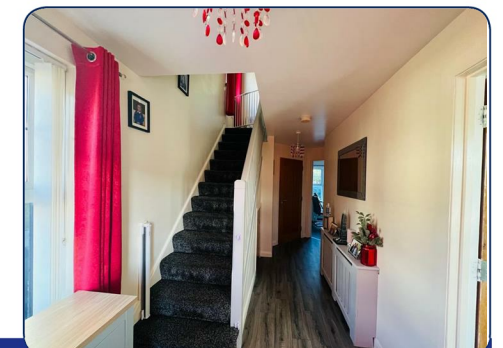
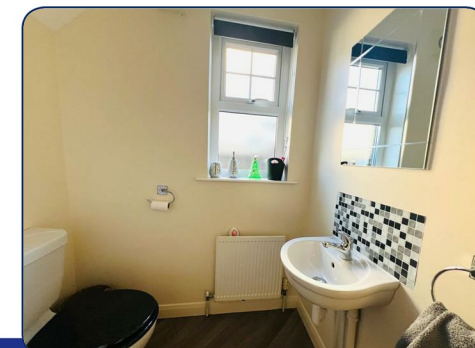
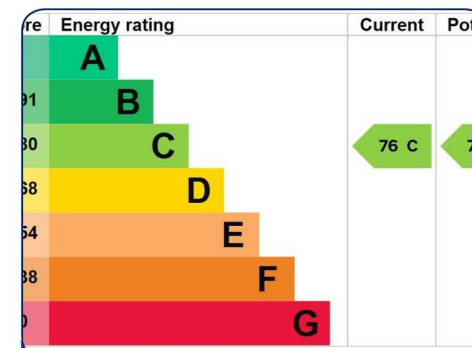
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## THE PROPERTY COMPRISES:

### 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)

