

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£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

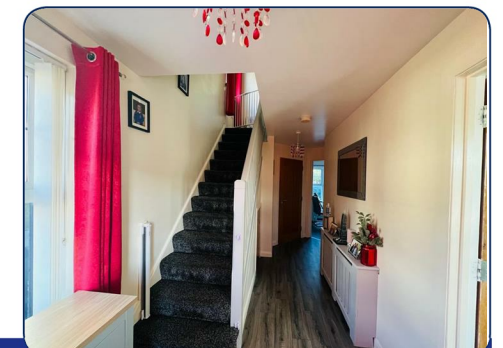
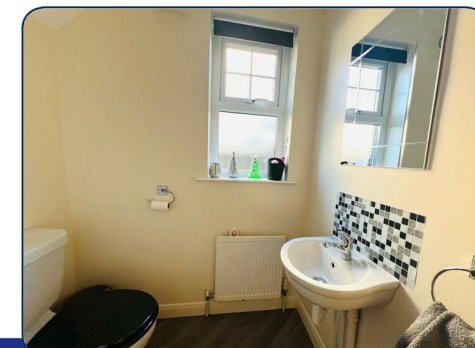
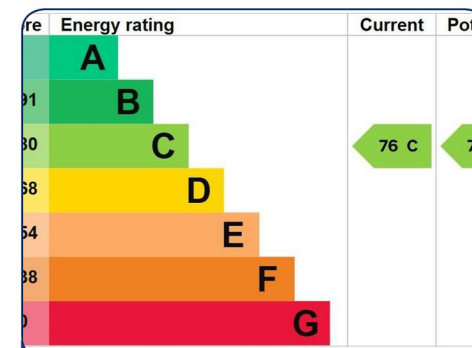
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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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)

