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FOR SALE

34 Woodland Walk, Limavady, BT49 9EP

Three Bedroom Mid Terrace House

LOCATION / DESCRIPTION

The subject is situated within Woodland Walk, a popular residential location within Limavady, off the Ballyquinn Road convenient to all local facilities.

The subject 2 storey mid terrace comprises 3 bedrooms with kitchen / dining area and separate living room. Heating is by way of oil fired central heating.

Externally the property benefits from enclosed rear yard with lawned garden to the front.

ACCOMMODATION

Description	Area sq m	Area sq m
GROUND FLOOR		
Living	14.44	155
Kitchen / Dining	13.00	140
FIRST FLOOR		
Bedroom 1	10.85	117
Bedroom 2	10.50	113
Bedroom 3	6.72	72
Bathroom	4.68	50
TOTAL NET INTERNAL AREA	60.19	647

SALES DETAILS

PRICE: We are seeking offers over £98,500

TITLE: We assume the property is held under freehold title

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

Capital Value: £67,500

Estimated rates payable in accordance with LPS Website: £690.53

Please note that all perspective purchasers should make their own enquiries to confirm the Capital Value / rates payable.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FURTHER INFORMATION

For further information / viewing arrangements please contact:

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