

TO LET



88 Shackleton Crescent, Ballykelly, BT49 9PT

- 3 Bedrooms/Lounge/Kitchen/Bathroom
- Unspoilt Views of Surrounding Countryside to Rear
- Recently Redecorated
- Close to Local Amenities
- Tarmac Driveway
- Oil Fired Central Heating
- UPVC Double Glazed Windows
- Outside Light & Tap
- New Blinds
- £550 Deposit Required



Location:

Leaving Ballykelly along the main Clooney Road at Craigs Shop on the right-hand-side, take right into Loughview then take the first left along this road and then follow signs to Shackleton Crescent.

Description:

We are pleased to offer for sale this immaculately presented three bedroom home having been recently refurbished and would be ideally suited for first-time/investment buyers. Viewings are by appointment with undersigned agent.

ACCOMMODATION TO INCLUDE**Entrance Hall:**

11'1" x 3'3" (3.4 x 1.0)
Tiled flooring.

Dual Aspect Lounge:

18'8" x 9'6" (5.7 x 2.9)
Wood effect laminate flooring.

Kitchen/Dining:

18'8" x 14'9" (5.7 x 4.5)
Having a range of eye and low level units, Matching worktops, Tiled around units, Under unit lighting, Stainless steel sink unit, Extractor fan and light, Plumbed for automatic washing machine/Dishwasher, Space for tumble dryer Built-in under stair storage, Strip lighting.

FIRST FLOOR ACCOMMODATION**Bathroom:**

7'10" x 5'6" (2.4 x 1.7)
White suite comprising bath, Electric shower attachment over bath, Pedestal wash hand basin,

Extractor fan, Low flush WC, Shaver point & Light, Part tiled walls, Cushion flooring.

Bedroom (1):

12'5" x 10'9" (3.8 x 3.3)
Built-in wardrobe.

Bedroom (2):

10'9" x 9'10" (3.3 x 3.0)
Built in wardrobe.

Bedroom (3):

8'10" x 7'6" (2.7 x 2.3)
Wood effect laminate flooring.

Exterior Features:

Tarmac driveway to front for off street car parking with small garden laid in lawn. Newly laid private enclosed rear garden with garden shed, also having outside light & power point.

Estimated Annual Rates:

£499.14 Per Annum - 12/05/2016

Agent: Daniel Henry (Limavady)

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