

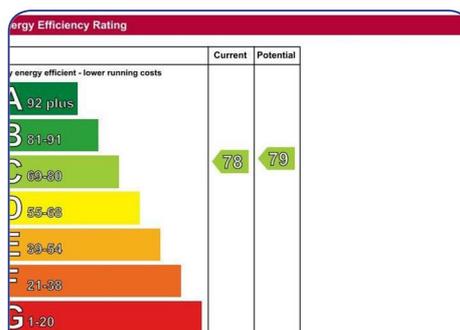
£155,000

**FOR SALE**



Victoria Meadows, Magheramason, BT47 2TX

- DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT & REAR DOORS
- TURNKEY FINISH



**FREE**

Mortgage Advice

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**DAVIS R J KERNOHAN**  
CERT CII (MP)  
MORTGAGE BROKER



## ACCOMMODATION

### HALLWAY

Having understair storage.

### DOWNSTAIRS WHB & WC

### LOUNGE

21'2" x 10'4" (6.45m x 3.15m)

### KITCHEN

10'4" x 10'4" (3.15m x 3.15m)

Having range of eye and low level units, 1 1/2 single drainer stainless steel sink unit, integrated dishwasher and fridge/freezer, space for cooker, stainless steel extractor hood.

### DINING ROOM

12'11" x 6'4" (3.94m x 1.93m)

Having French doors.

### UTILITY ROOM

6'5" x 5'6" (1.96m x 1.68m)

Having eye and low level units, single drainer stainless steel sink unit, plumbed for washing machine.

### FIRST FLOOR

Landing having hotpress.

### BEDROOM (1)

11'4" x 10'4" (to widest points) (3.45m x 3.15m (to widest points))

### BEDROOM (2)

11'4" x 10'5" (to widest points) (3.45m x 3.18m (to widest points))

### STUDY

6'9" x 5'9" (2.06m x 1.75m)

### BATHROOM

## SECOND FLOOR

### BEDROOM (3)

21'1" x 13' (6.43m x 3.96m)

### EN SUITE

### BEDROOM (4)

10'5" x 8'10" (to widest points) (3.18m x 2.69m (to widest points))

Having built in wardrobe.

**Agent: Daniel Henry (Waterside)**

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