



## 2 Sperrin View, Magherafelt, BT45

Offers Over £129,000



### Features

- This well-located end-terrace home offers comfortable and practical living in the heart of Magherafelt.
- The property comprises a bright kitchen/diner.
- Lounge area, providing an ideal space for everyday living and entertaining.
- Upstairs, there are three well-proportioned bedrooms along with a family bathroom.
- The home benefits from oil-fired central heating (OFCH) and double-glazed windows throughout.
- Boiler house to the rear of the property, offering additional storage and housing for the heating system.
- Ideally situated, the property is within a five-minute walk of Magherafelt Leisure Centre and the town centre, and is conveniently close to all local schools and amenities.
- Early viewing is highly recommended   book in now to view.

### Contact Us

Viewing By Appointment Only

028 796 33719

[magherafelt@burnshomes.co.uk](mailto:magherafelt@burnshomes.co.uk)

Please Scan QR Code or visit [burnshomes.co.uk](http://burnshomes.co.uk) for further details, including extra pictures, interactive 360 virtual tours and full EPC report (where applicable).

## 2 Sperrin View, Magherafelt

Approximate Gross Internal Area = 68 sq m / 736 sq ft



**Ground Floor**



**First Floor**

# BURNS & CO

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1267685)



Note: These particulars are given on the understanding that they will not be construed as part of a Contract or Lease. Whilst every care is taken in compiling this information we can give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars.

We have not tested electrical or other appliances that may be within the property, including, where applicable, the central heating. Any prospective purchaser should make their own enquiries. No warranty is given. Neither the vendor, Burns & Co nor any person employed by them, has any authority to make or give any representation or warranty whatsoever in relation to this property. No offers are accepted via email.