

The Building Façade finish may be subject to change



THE ALDERWOOD

3 Bedroom Semi-Detached | 1,199 Sq. Ft.

**Plot 61 Hillside Manor, Magherafelt, BT45 6EX**  
Asking Price £259,950



## Features

- Hillside Manor is ideally situated less than a mile from the heart of Magherafelt where the town's charm meets the tranquility of open countryside.
- This development offers a fresh and captivating interpretation of the area's character, blending modern living standards with timeless design.
- The homes showcase a harmonious balance of contemporary and heritage styles, with characterful exteriors featuring a mix of brick and render finishes.
- Inside, the spaces are open, bright, and thoughtfully designed to meet the needs of today's residents.
- The town centre is a vibrant hub, dotted with artisan eateries, delis, and stylish boutiques, creating a self-contained haven where residents of all ages feel welcomed and supported.
- Nestled between the River Bann and Lough Neagh to the east and the stunning Sperrin Mountains to the west, Magherafelt offers residents breathtaking natural beauty and endless opportunities.
- A management company will be formed to cover the overall maintenance and upkeep of the development.
- Magherafelt is also a well-connected town, making it an ideal commuter location. It is equidistant from both Belfast and Derry/ Londonderry, with easy access to an upgraded dual carriageway and the M2
- This prime location combines the peacefulness of a serene market town with convenient access to major urban centres, making it the perfect place to live, work, socialise and raise a family.
- SPECIFICATIONS
- Each home will have Natural Gas Central Heating.
- PVC fascia boards, doors and windows.

## Contact Us

Viewing By Appointment Only

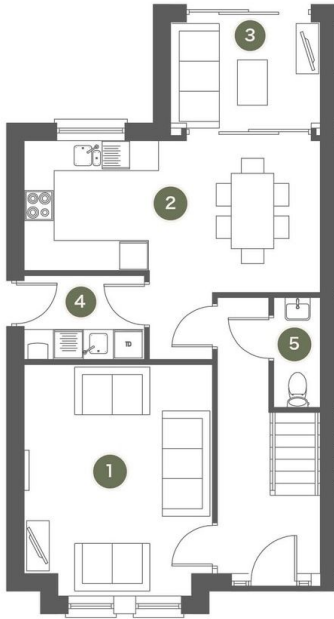
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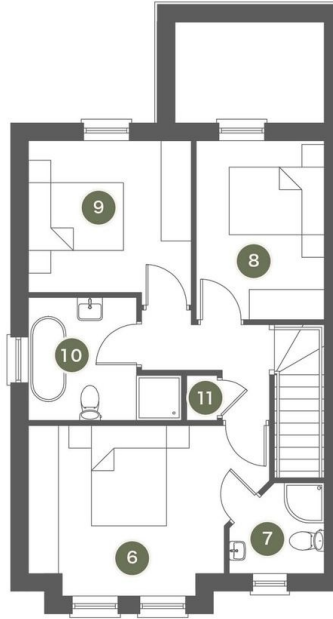
Please Scan QR Code or visit [burnshomes.co.uk](http://burnshomes.co.uk) for further details, including extra pictures, interactive 360 virtual tours and full EPC report (where applicable).

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GROUND FLOOR



FIRST FLOOR

1. Lounge	13' 8" x 12' 4"
2. Kitchen/Dining	19' 5" x 8' 6"
3. Sunroom	9' 9" x 9' 2"
4. Utility Room	7' 10" x 5' 6"
5. WC	6' 6" x 3' 0"
6. Master Bedroom	15' 9" x 9' 8"
7. Ensuite	6' 11" x 6' 3"
8. Bedroom Two	10' 8" x 9' 11"
9. Bedroom Three	10' 8" x 8' 5"
9. Bathroom	10' 0" x 8' 0"
11. Linen Closet	2' 11" x 2' 7"