



## 32 Hospital Road, Magherafelt, BT45 5DG

Offers Over £215,000



### Features

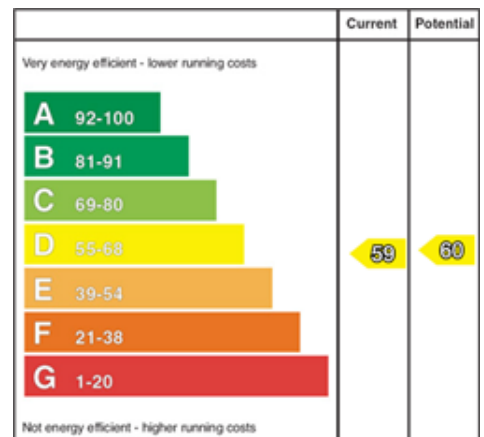
- Closing date - Friday 12th April 2024 (if not previously sold), new offers must be submitted before 10am on this date.
- This impressive four bedroom family home is nestled on a prime site in the highly desirable Hospital Road area in the heart of Magherafelt.
- Conveniently located residents will enjoy easy access to a range of amenities, including schools, parks, shops, and restaurants.
- The ground floor features a well-appointed kitchen with granite worktops, open plan to the dining area which is ideal for family gatherings and entertaining guests.
- The lounge offers a cosy atmosphere complete with fireplace, there are two well appointed bedrooms and a contemporary bathroom, the ground floor caters to a variety of lifestyle needs.
- Ascending the staircase, you'll find an additional two bedrooms, including the master bedroom with ensuite and ample closet space.
- Outside the property offers a tranquil setting with a spacious raised wooden decking area, patio and garden.
- Oil fired central heating.
- Double glazed windows.

### Contact Us

Viewing By Appointment Only

028 796 33719

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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).

## 32 Hospital Road, Magherafelt

Approximate Gross Internal Area = 136.6 sq m / 1470 sq ft

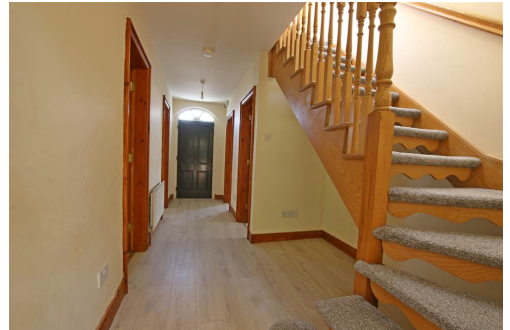


Ground Floor

First Floor



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. (ID867043)



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.