



40 Magherafelt Road, Moneymore, BT45 7UR

Offers Over £250,000



Features

- A rare opportunity to acquire a substantial detached family home set on a stunning private plot offering astounding views of the surrounding countryside.
- With a multitude of accommodation this property comprises of sitting room, family room, dining room, reception room, spacious games room, 3 bedrooms (one with balcony access), family bathroom and downstairs W.C.
- The impressive grounds include manicured lawns, mature trees, hedging, shrubs and plants, raised decking area, garage and greenhouse.
- Situated on the edge of Moneymore the property is in close proximity to shops, schools and amenities.
- Oil Fired Central Heating.

Contact Us

Viewing By Appointment Only

028 796 33719

magherafelt@burnshomes.co.uk

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		62
E 39-54		
F 21-38	25	
G 1-20		
Not energy efficient - higher running costs		

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

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Approximate Gross Internal Area = 290 sq m / 3121 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. (ID1016931)



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.