



## 47 Glenburn Park, Magherafelt, BT45 5BG

Offers Over £119,950



### Features

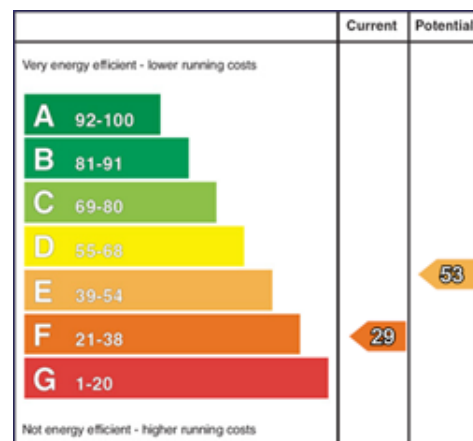
- This conveniently located mid terraced family home, situated on a slightly elevated site in Glenburn Park.
- Within easy walking distance to town amenities including shops, schools, and public transport, this property is a fantastic opportunity for those looking for a comfortable & convenient living space.
- Accommodation includes 3 bedrooms, lounge, kitchen/diner, utility room and family bathroom.
- The property features a well-maintained lawn to the front with tarmac parking area, perfect for enjoying the outdoors with a paved yard to rear.
- There are two purpose built stores (one of which houses oil boiler), offering plenty of storage space for all your outdoor necessities.
- Dual Central Heating (oil plus back boiler link up).
- Windows Double Glazed.

### 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).

## 47 Glenburn Park, Magherafelt

Approximate Gross Internal Area  
83.0 sq m / 893 sq ft



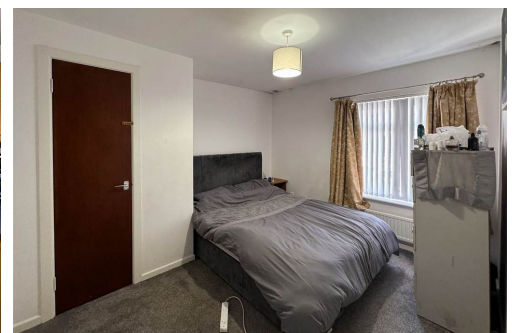
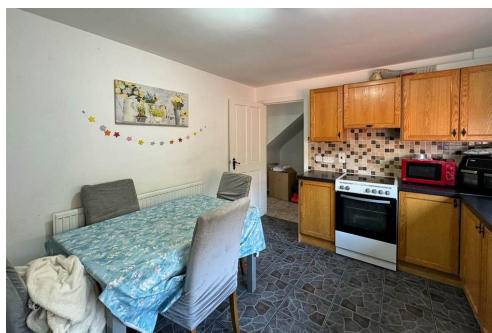
Ground Floor



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. (ID165977)



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.