



BURNS 

68 Ballymacilcurr Road, Maghera, BT46 5TT

Offers Over £239,950



Features

- CLOSING DATE: OFFERS WILL BE RECEIVED UP UNTIL 12 NOON ON FRIDAY 1ST MARCH 2024, IF NOT SOLD PRIOR.
- Stunning three bedroom/two reception detached residence easily accessed from both the main arterial A29 Moneysharvin Road and the Crewe Road/Ballymacilcurr Road.
- Fully modernised including: newly fitted kitchen, bathroom, WC, en suite; new floor coverings; new joinery; rewired and replumbed; reinsulated throughout, etc.
- Conveniently located short drives from Maghera town and the main A6 Glenshane Road (ideal for those commuting to Belfast or Derry).
- Dwelling is approached via an attractive gravel laneway offering a secluded and private lifestyle.
- Set on a elevated plot offering stunning views of the surrounding countryside.
- Beautiful grounds with mature and attractive garden areas.
- Integral garage - ideal for those with a trade or hobby.
- Ample car parking surrounding the property for multiple vehicles.
- Included in the sale (internal): all floor coverings; light fittings, window blinds; washing machine; tumble dryer; int. fridge; int. d/w; freezer; electric oven, grill and hob with extractor hood.
- Included in the sale (external): TV aerial; black, brown and blue wheelie bins; all trees plants and shrubs.

Contact Us

Viewing By Appointment Only

028 796 42271

maghera@burnshomes.co.uk

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	59	59
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

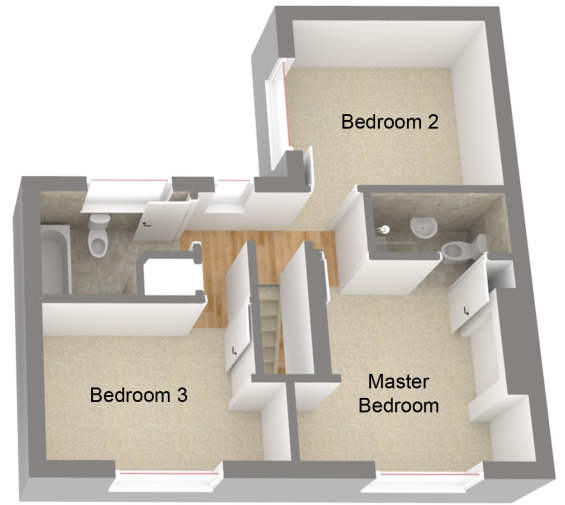
Please Scan QR Code or visit burnshomes.co.uk for further details, including extra pictures, interactive 360 virtual tours and full EPC report (where applicable).

68 Ballymacilcurr Road, Maghera, BT46 5TT

Approximate Gross Internal Area = 134 sq m / 1444 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. (ID1045452)



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.