



1 Sycamore Drive, Maghera, BT46 5HE

Offers Over £224,950



Features

- Rare opportunity to acquire a four bedroom/three reception detached dwelling extending to c.1,800 sq.ft. in the sought after Sycamore Drive area of Maghera.
- Option to purchase adjacent separate building site (with Outline Planning Permission for a detached dwelling and garage, REF: LA09/2022/1451/O).
- Detached garage with underground pit.
- Close proximity to the main arterial A6 Glenshane Road - ideal for those commuting to Belfast or L'Derry.
- Ample car parking for multiple vehicles via side and front tarmac car parking areas.
- Back boiler which heats the water.
- Fully enclosed raised rear garden and separate flagged area - ideal for BBQs or those with kids/pets.
- Walking distance to all local shops, schools, amenities.
- Early viewing highly recommended to avoid disappointment.
- Included in the sale (internally): all floor coverings, light fittings, fitted bedroom furniture, window blinds, curtain poles; fridge/freezer; additional fridge; dishwasher.
- Included in the sale (externally): TV aerial; Wendy House; all trees, plants and shrubs; fixed washing line.

Contact Us

Viewing By Appointment Only

028 796 42271

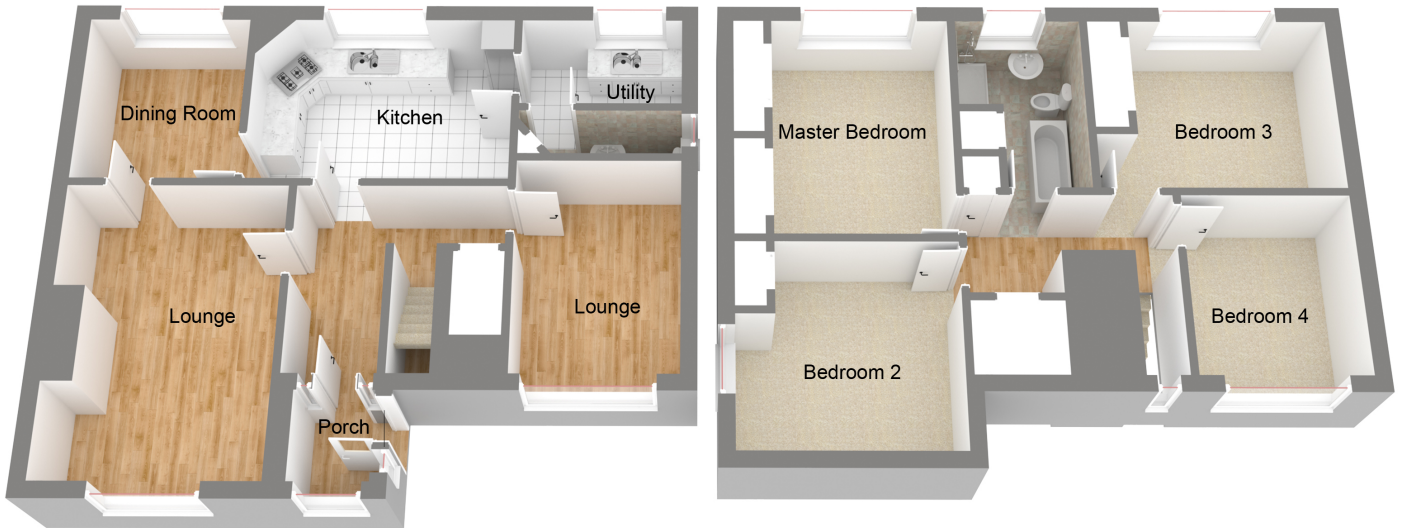
maghera@burnshomes.co.uk

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	57	65
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).

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Approximate Gross Internal Area = 165 sq m / 1777 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. (ID1000069)



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.