



6 Spires Manor Magherafelt BT45 6GX

Offers Over £209,950



Features

- This modern semi-detached family home occupies a corner site within the desirable Spires Manor development on the edge of Magherafelt
- The property is located within walking distance of local schools and amenities and has easy access to the new Magherafelt by-pass only a short distance away
- The well appointed accommodation includes 3 bedrooms (master ensuite), lounge, kitchen/dining area, utility room, downstairs W.C and family bathroom
- A spacious balcony adjoins the master bedroom with partial views over the surrounding countryside
- Large lounge which features floor to ceiling windows and a wood burning stove
- Driveway to the side of the property which offers off-road parking for multiple vehicles
- The property benefits from double glazing throughout
- Oil Fired Central Heating

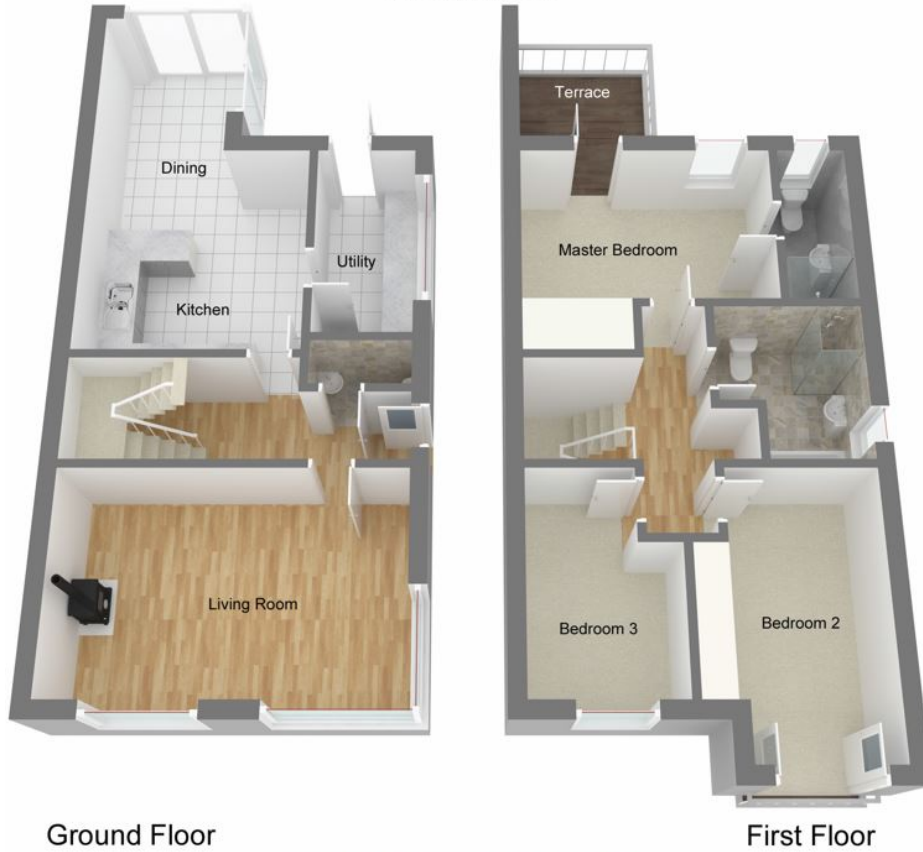
Contact Us

Viewing By Appointment Only
028 796 33719
 magherafelt@burnshomes.co.uk

	Current	Potential
Very energy efficient - lower running costs		
A (92 to 100)		
B (81 to 91)	85	85
C (69 to 80)		
D (55 to 68)		
E (39 to 54)		
F (21 to 38)		
G (1 to 20)		
Not energy efficient - higher running costs		

Please visit <http://www.burnshomes.co.uk/buy/6-spires-manor> for further details, including extra pictures, interactive 360 virtual tours and full EPC report (where applicable).

Approximate Gross Internal Area
115.5 sq m / 1243 sq ft

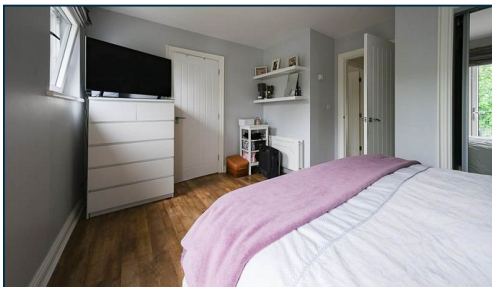


Ground Floor

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. (ID486490)



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.