

£90,000



1 Sperrin Road, Limavady, BT49 0AS

- · Semi-detached House
- Lounge/Kitchen/4 Bedrooms/Bathroom
- UPVC Double Glazed Windows & External Doors
- · Oil Fired Central Heating
- · Enclosed Front & Rear Garden
- Street Parking Available
- Within Walking Distance of Town Centre
- Excellent First Time/Investment Purchase







DESCRIPTION:

This semi-detached house is located within walking distance of Limavady Town Centre and would make an excellent purchase for a first time buyer or investor. The property offers well laid out accommodation and could be used as a four bedroom (with the fourth bedroom located on the ground floor) or a three bedroom with two receptions. Viewing is by appointment only with the selling agent.

LOCATION:

Travelling along Irish Green Street, continue past the Golden Chipper and take a left turn into Benbradagh Avenue. Continue a short distance into Sperrin Road and number 1 is the first house on the left hand side.

ACCOMMODATION TO INCLUDE:

Entrance Hall:

with telephone point, under-stair storage.

Lounge:

13'1" x 11'9" (4.0 x 3.6)

having Mahogany fireplace with tiled inset and hearth, Parkray room heater (not tested).

Kitchen:

9'2" x 8'10" (2.8 x 2.7)

with eye and low level units, matching worktop, tiled around units, stainless steel sink unit, built-in hob and oven, extractor fan with light, glass display unit, space for fridge/freezer, plumbed for automatic washing machine and dishwasher, strip lighting, cushion flooring.

Bedroom (1)/Dining Room:

9'6" x 8'6" (2.9 x 2.6)

Agent: Daniel Henry (Limavady)

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Staircase to first floor landing

Bedroom (2):

13'5" x 9'2" (4.1 x 2.8)

Bedroom (3):

9'10" x 9'6" (3.0 x 2.9) with built-in wardrobe.

Bedroom (4):

9'2" x 9'2" (2.8 x 2.8) (L-Shaped).

Shower Room:

6'6" x 5'10" (2.0 x 1.8)

with three piece suite comprising of UPVC shower cubicle with electric shower, pedestal wash hand basin, low flush w.c. Also having extractor fan, hot-press, fully tiled walls, wood panelled ceiling, tiled flooring.

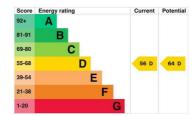
EXTERIOR FEAUTRES:

Small garden to front of property laid in lawn and enclosed by wooden fencing.

Enclosed rear garden laid in lawn. Garden store and boiler house.

ANNUAL RATES

£644.49 as at 30/09/2025.



Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

- 1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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- 7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
- 8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations



