

£90,000

**FOR SALE**



**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)

## 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 FEATRES:

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.

**Agent:** *Daniel Henry (Limavady)*

32 Market Street Limavady BT49 0AA

Tel. 028 7776 2558

limavady@danielhenry.co.uk

www.danielhenry.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	64 D
39-54	E		
21-38	F		
1-20	G		

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