



## 21 Magherafelt Road, Draperstown, BT45 7AF

Offers Over £89,950



### Features

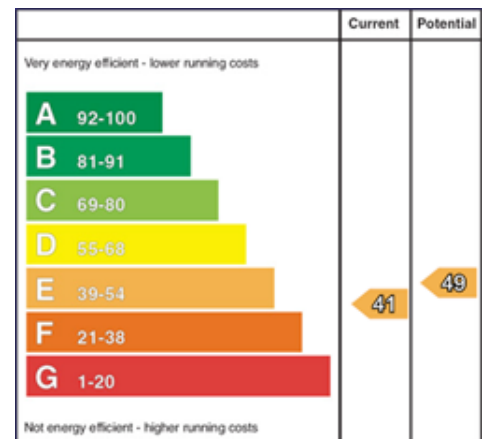
- Recently redecorated three bedroom/two reception end terrace property conveniently located right in the heart of Draperstown, directly across the road from St Colm's High School.
- New white double-glazed PVC windows, insulation upgraded and condensing oil burner recently fitted.
- Walking distance to all amenities, shops and schools.
- Spacious car parking area to rear, suitable for multiple vehicles.
- Covered lean-to/stores to side of dwelling, suitable for utility use or general storage.
- Included in the sale (internal): carpets and floor coverings; light fittings; fitted furniture in bedroom; window blinds; integrated fridge/freezer.
- Included in the sale (external): TV aerial; satellite dish; black, brown and blue wheelie bins.

### Contact Us

Viewing By Appointment Only

028 796 42271

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

## 21 Magherafelt Road, Draperstown, BT45 5PJ

Approximate Gross Internal Area = 112.6 sq m / 1212 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. (ID 918798)



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.