

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**Daniel Henry**  
ESTATE AGENTS

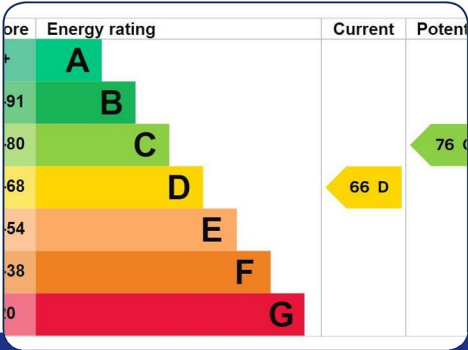
£700,000

**FOR SALE**



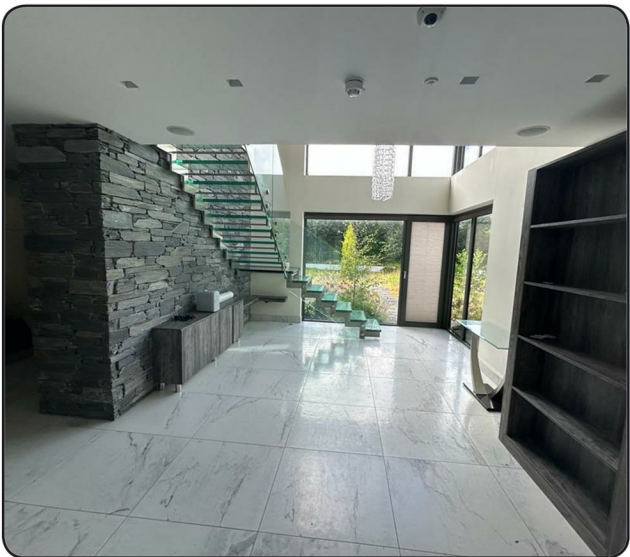
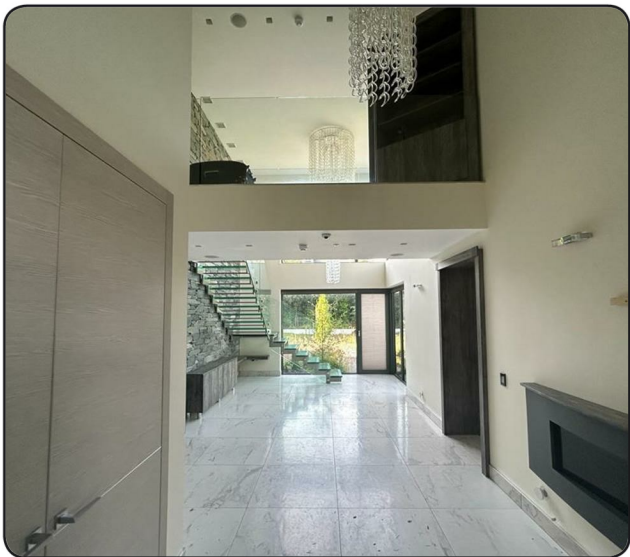
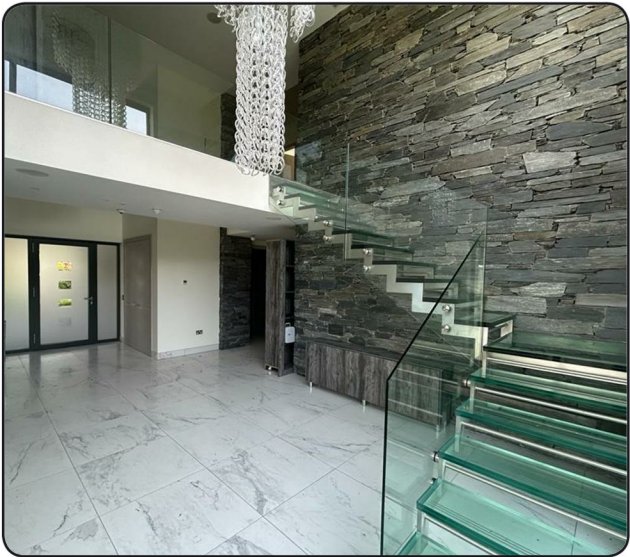
**81 Gleneagles, Derry, BT48 7TE**

- DETACHED HOUSE ON LARGE PLOT
- APPROX 7300 SQ FT
- GAS FIRED CENTRAL HEATING
- ALUMINIUM DOUBLE GLAZED WINDOWS
- PAVED DRIVEWAY
- DOUBLE WIDTH GARAGE
- SECURITY SYSTEM INSTALLED
- REMOTE CONTROL BLINDS
- EXTENSIVE GARDENS TO SIDE AND REAR
- EPC RATING - D



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TO WHOM IT MAY CONCERN

81 GLENEAGLES, L'DERRY, BT48 7TE

Acting on behalf of the Mortgagee in Possession we have received an offer of £726,000 for the above property and are instructed by the Mortgagee to proceed with the sale at this figure unless an improved offer is received on or before the expiration of 7 days from the date hereof.

#### ACCOMMODATION

##### ENTRANCE HALL

Having ornamental fireplace, cloaks cupboard, high ceiling with windows, feature stone wall with open glazed staircase, tiled floor, door to lawn.

##### LOUNGE

20'5" x 20'4" (6.22m x 6.20m)

Having ornamental fireplace, dual aspect, doors to decked patio area, tiled floor, open plan to Hall.

##### RECEPTION 2

25'5" x 18'8" (7.75m x 5.69m)

Having drop ceiling, recessed lighting, glazed wall to hallway, door leading to rear, tiled floor.

##### HALLWAY TO INTEGRAL GARAGE

Having tiled floor. Store off plumbed for washing machine and tiled floor.

##### WET ROOM

Comprising shower, whb set in vanity unit, wc, fully tiled walls and floor.

##### KITCHEN / LIVING AREA

38'8" x 20' (11.79m x 6.10m)

Having range of units, centre island with lighting over, sink unit set in 'Quartz' worktop, integrated hob, double oven, fridge / freezer and dishwasher, tiled floor. Living area having ornamental fire, doors to decked patio area and lawns.

##### UTILITY ROOM

11'7" x 7'4" (3.53m x 2.24m)

Having range of eye and low level units, plumbing for washing machine, space for tumble dryer, tiled floor, door leading to rear.

##### REAR HALLWAY

Second staircase to Gallery landing and Master Bedroom. Tiled floor.

##### CLOAK ROOM

Having toilet and whb set in vanity unit, tiled floor.

##### RECEPTION/GAMES ROOM/ BEDROOM 5

19'7" x 15'4" (5.97m x 4.67m)

Having recessed lighting and tiled floor.

##### RECEPTION/BEDROOM 6/OFFICE

19'5" x 12'11" (5.92m x 3.94m)

Having ornamental fire, dual aspect, recessed lighting, doors to lawn, tiled floor.

##### STAIRCASE TO FIRST FLOOR

Leading to Master Bedroom.

##### GALLERY LANDING

Overlooking Kitchen/Living, tiled floor.

##### MASTER BEDROOM

19'7" x 16'2" (5.97m x 4.93m)

Having tiled floor, dual aspect, window over looking garden walk in 'His' and 'Hers' dressing rooms with cupboards and shelving.

##### EN-SUITE BATHROOM

Comprising bath, 'His' and 'Hers' wash hand basins, shower with glazed side panel, recessed lighting, fully tiled walls and floor.

##### GLAZED STAIRCASE TO FIRST FLOOR

##### GALLERY LANDING

Overlooking Entrance Hall, door to Balcony, two walk in airing cupboards, single storage cupboard, lighting, tiled floor.

##### BEDROOM 2

17' x 12'9" (5.18m x 3.89m)

Having built in wardrobes with sliding mirrored doors.

##### EN-SUITE

Comprising fully tiled walk in shower, whb set in vanity unit, wc. spot lights, 1/2 tiled walls, tiled floor.

##### BEDROOM 3

16'11" x 12'11" (5.16m x 3.94m)

Having built in wardrobes with sliding doors, window over looking garden, door leading to balcony, tiled floor.

##### EN-SUITE WET ROOM

Comprising free standing bath, whb vanity unit, wc, shower area with glazed side panel, recessed lighting, fully tiled walls and floor.

##### BEDROOM 4

15'8" x 14 (4.78m x 4.27m)

Having wall to wall built in wardrobes with sliding mirrored doors, window over looking gardens, tiled floor.

##### EN-SUITE

Comprising fully tiled walk in shower, whb set in vanity unit, wc, 1/2 tiled walls, tiled floor.

##### INTEGRAL DOUBLE GARAGE

24'11" x 20'5" (7.59m x 6.22m)

Having electric roller doors, window, light and power points, spot lights.

