

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£135,000

FOR SALE



7 McNaul Park, L'Derry, BT47 6YF

- SEMI DETACHED HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- DRIVEWAY TO FRONT
- YARD & LAWN TO REAR
- CUL-DE-SAC LOCATION
- EPC -

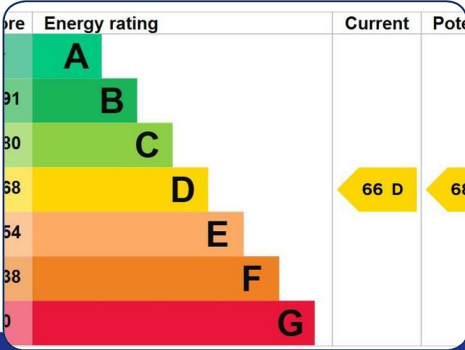
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

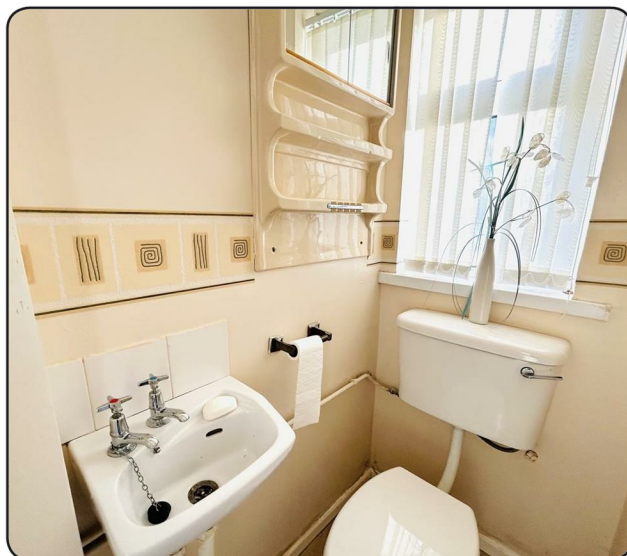
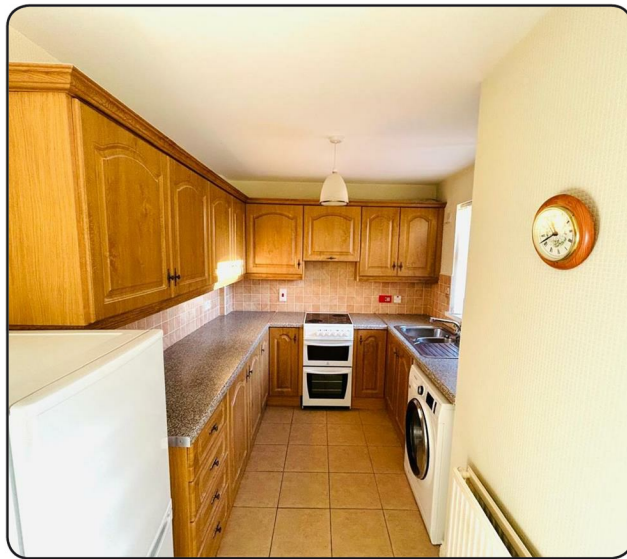


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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
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.



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ACCOMMODATION

HALLWAY

Having built in cupboard, understairs storage, laminated wooden floor.

LOUNGE

16' x 12'4" (4.88m x 3.76m)

Having attractive fireplace, laminated wooden floor.

KITCHEN / DINING AREA

23'2" x 7'10" (7.06m x 2.39m)

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, wired for cooker, extractor hood, plumbed for washing machine, space for fridge / freezer, ample dining space, tiled floor.

REAR HALLWAY

Having storage cupboard and tiled floor.

GUEST WHB & WC

Having tiled floor.

FIRST FLOOR

LANDING

BEDROOM 1

12'5" x 11' (into wardrobe) (3.78m x 3.35m (into wardrobe))

Having wall to wall wardrobes with sliding mirrored doors.

BEDROOM 2

12'5" x 9'2" (3.78m x 2.79m)

BEDROOM 3

10' x 7'2" (3.05m x 2.18m)

BATHROOM

Comprising bath, fully tiled walk in electric shower, whb set in vanity unit, wc, chrome towel radiator, PVC ceiling, tiled walls and tiled floor.

EXTERIOR FEATURES

Yard to rear leading to lawn.

Driveway to front.

ESTIMATED ANNUAL RATES

£722.28 (JAN 2025)

