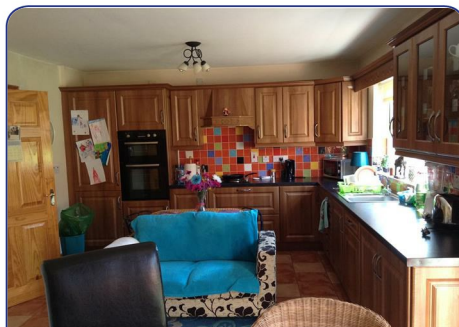


FOR SALE



10 Churchview, Carrigans,

- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- AWAITING BER
- OPEN TO OFFERS



ACCOMMODATION

ACCOMMODATION

HALLWAY Having tiled floor, toilet and whb off having tiled floor and 1/2 tiled walls.

LOUNGE 17'11" x 12'1" Having attractive fireplace and laminated wooden floor.

KITCHEN / DINING AREA 21' x 12'4" (To Widest Points) Having range of eye and low level units, tiling between units, matching pelmet over window and extractor canopy, hob and oven, 1 1/2 bowl stainless steel sink unit with mixer taps, dining space, tiled floor, French doors leading to decked patio area.

UTILITY ROOM Having single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, tiled floor.

FIRST FLOOR Landing having hotpress.

MASTER BEDROOM 11' x 10'5" Having laminated wooden floor.

EN-SUITE Comprising walk in electric shower, whb and wc, fully tiled walls, tiled floor.

BEDROOM (2) 14' x 9'1" (To Widest Points) Having laminated wooden floor.

BEDROOM (3) 10'6" x 6'11" Having double built in wardrobe and laminated wooden floor.

BEDROOM (4) 9' x 6'10" Having double built in wardrobe and laminated wooden floor.

BATHROOM Comprising bath, whb and wc, fully tiled walls and floor.

Agent: Daniel Henry (Cityside)

34 Spencer Road, Londonderry BT47 6AA

Tel. 028 7134 7539

cityside@danielhenry.co.uk

www.danielhenry.co.uk

EXTERIOR FEATURES

Lawns to front and rear.

Tarmac driveway.

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.
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.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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.

www.danielhenry.co.uk
www.propertypal.com