

[illegible]

Agent:

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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.
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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.

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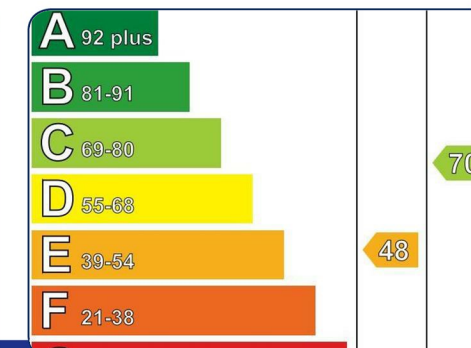
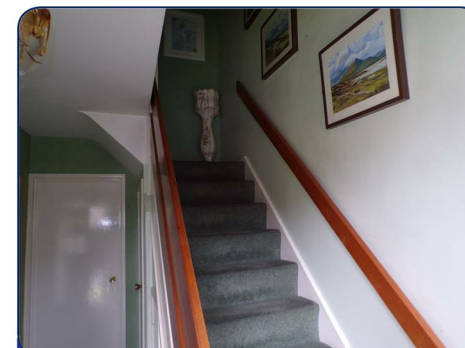
£119,950

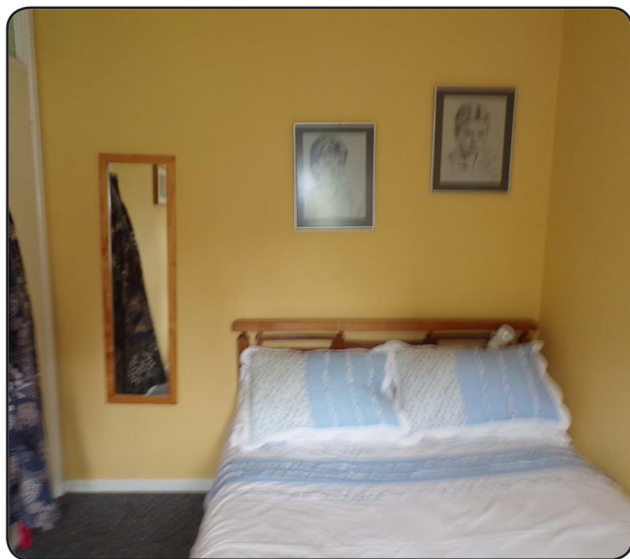
FOR SALE



118 Canterbury Park, Derry/Londonderry, BT47 6DU

- SEMI-DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- TARMAC DRIVEWAY
- EPC RATING E





ACCOMMODATION

HALL

Having cloaks cupboard and understair storage

LOUNGE

13'11" x 12'7" (to widest points) (4.24m x 3.84m (to widest points))

Having fireplace, ceiling cornicing, open plan to Dining Area

DINING AREA

10' x 7'9" (3.05m x 2.36m)

Having ceiling cornicing

KITCHEN

12'5" x 10'5" (3.78m x 3.18m)

Having range of eye and low level units, single drainer stainless steel sink unit with mixer taps, gas hob, stainless steel extractor hood, electric underoven, plumbed for a washing machine, space for fridge freezer, tiling between units, tiled floor.

FIRST FLOOR

BEDROOM (1)

13' x 10'5" (3.96m x 3.18m)

Having built in wardrobes

BEDROOM (2)

10' x 7'10" (3.05m x 2.39m)

BEDROOM (3)

10' x 6'6" (3.05m x 1.98m)

BEDROOM (4)

9'9" x 9'6" to widest points (2.97m x 2.90m to widest points)

SHOWER ROOM

Comprising fully tiled walk in electric shower, WHB, WC, part wall tiling

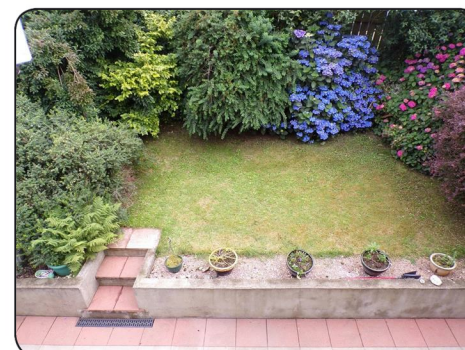
EXTERIOR FEATURES

Neat lawn to front

Paved patio area to rear leading to garden, bordered by mature shrubs and trees

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £753.52 (July 2019)



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