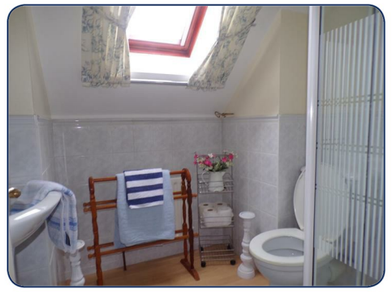
SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry ESTATE AGENTS

£165,000



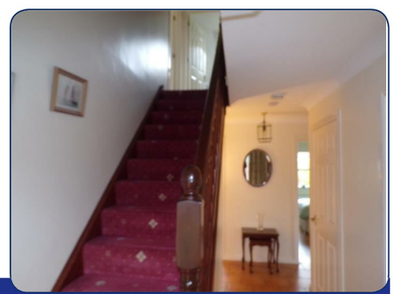
FOR SALE

96 The Meadows, Derry/Londonderry, BT48 8RL

- SEMI-DETACHED CHALET BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS TO FRONT
- PVC FRONT DOOR
- SECURITY SYSTEM INSTALLED
- TARMAC DRIVEWAY
- CUL-DE-SAC LOCATION
- CARPETS AND BLINDS INCLUDED IN SALE
- EPC RATING - D







VIEWING STRICTLY BY APPOINTMENT ONLY

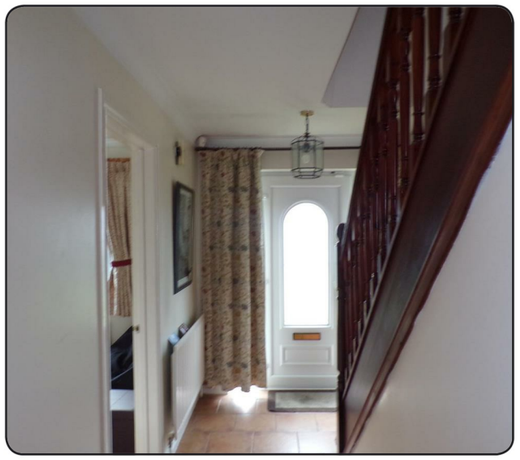
Agent:

Daniel Henry ESTATE AGENTS

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













ACCOMMODATION

HALLWAY
Having understair storage, hotpress, ceiling cornicing, tiled floor.

LOUNGE
15'11" x 11'8" (4.85m x 3.56m)
Having attractive fireplace, ceiling cornicing, semi solid wooden floor.

KITCHEN
17'4" x 13'1" (5.28m x 3.99m)
Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated washer/dryer, fridge/freezer, plumbed for dishwasher, electric cooker, stainless steel extractor hood, ample dining space, ceiling cornicing, tiled floor,.

BEDROOM (3)
12'8" x 9'9" (to widest points) (3.86m x 2.97m (to widest points))
Having laminated wooden floor.

BEDROOM (4)/STUDY
9'5" x 8'4" (2.87m x 2.54m)
Having laminated wooden floor, ceiling cornicing.

SHOWER ROOM
Comprising of fully tiled walk in shower, WHB, WC, remaining walls 1/2 tiled, tiled floor.

FIRST FLOOR
Having storage cupboard.

BEDROOM (1)
14'7" x 8'6" (4.45m x 2.59m)
Having laminated wooden floor.

BEDROOM (2)
14'8" x 11'8" (4.47m x 3.56m)
Having laminated wooden floor.

SHOWER ROOM
Comprising of fully tiled walk in electric shower, remaining walls 1/2 tiled, laminated wooden floor.

EXTERIOR FEATURES
Lawn to front bordered by fence.
Tarmac driveway enclosed by double entrance gates.
Enclosed to rear by gate.

ESTIMATED ANNUAL RATES
Estimated Annual Rates: £1224.47 (Dec 2019)





