

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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  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.

**Daniel**  
**Henry**  
ESTATE AGENTS

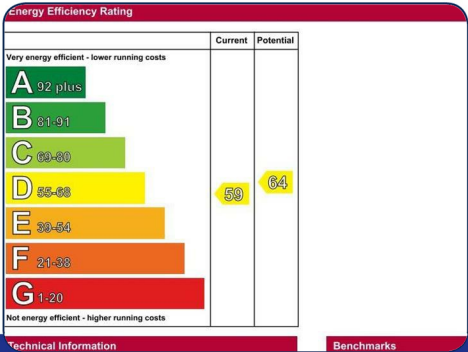
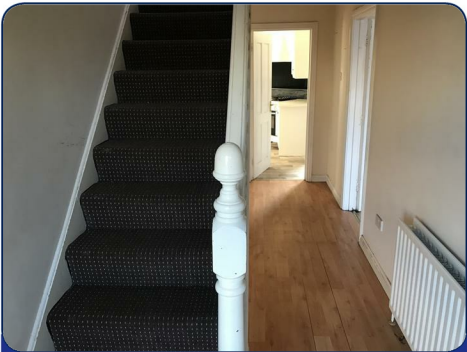
£150,000

FOR SALE



55 Temple Park, Derry/Londonderry, BT48 8PN

- SEMI DETACHED CHALET BUNGALOW
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PANELLED INTERNAL DOORS
- SOLD AS SEEN
- EPC RATING D



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## ACCOMMODATION

### HALL

Having laminated wooden floor.

### LOUNGE

16'2" x 11'8" (to widest points) (4.93m x 3.56m (to widest points))

Having laminated wooden floor.

### KITCHEN

15'3" x 9'8" (4.65m x 2.95m)

Having eye and low level units, tiling between units, hob and underoven set in corner canopy with extractor hood, plumbed for washing machine, space for tumble dryer, integrated fridge/freezer.

### DINING ROOM

11'8" x 11'8" (3.56m x 3.56m)

Having patio doors leading to patio area.

### BEDROOM (1)

11'4" x 8'9" (3.45m x 2.67m)

Having laminated wooden floor.

### BATHROOM

Comprising of bath with tiling around, WC, WHB with tiling around, fully tiled walk in electric shower, extractor fan.

### FIRST FLOOR

Landing having hotpress.

### BEDROOM (2)

14'8 x 12' (to widest points) (4.47m x 3.66m (to widest points))

### BEDROOM (3)

11'8" x 11'5" (to widest points) (3.56m x 3.48m (to widest points))

Having storage into roofspace.

### BEDROOM (4)

15' x 11'6" (to widest points) (4.57m x 3.51m (to widest points))

Having storage into roofspace.

### EXTERIOR FEATURES

Garden to front.

Tarmac driveway.

Garden to rear enclosed by fence and trees.

Paved patio to rear.

### ESTIMATED ANNUAL RATES

Estimated Annual Rates: £1036.09 (Jan 2020)