

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

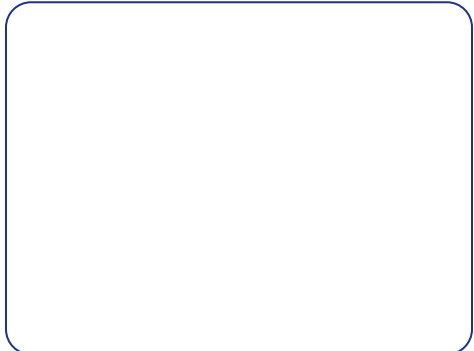
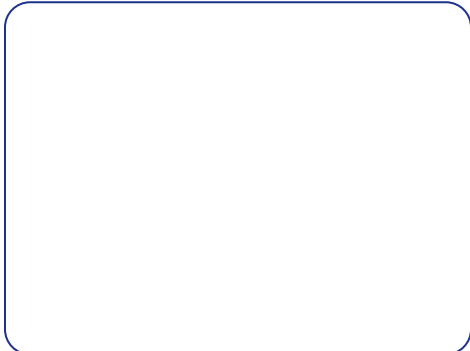
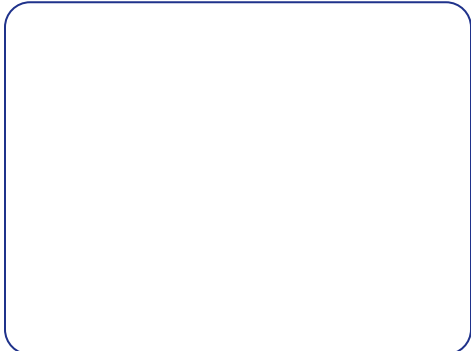


FREE

Mortgage Advice

Have a
no obligation
chat with

DAVIS R J KERNOHAN
CERT CII (MP)
MORTGAGE BROKER



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Cityside)**
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www.danielhenry.co.uk
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- 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.

Daniel
Henry

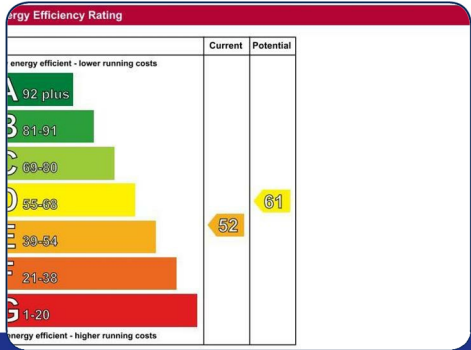
ESTATE AGENTS

£118,000

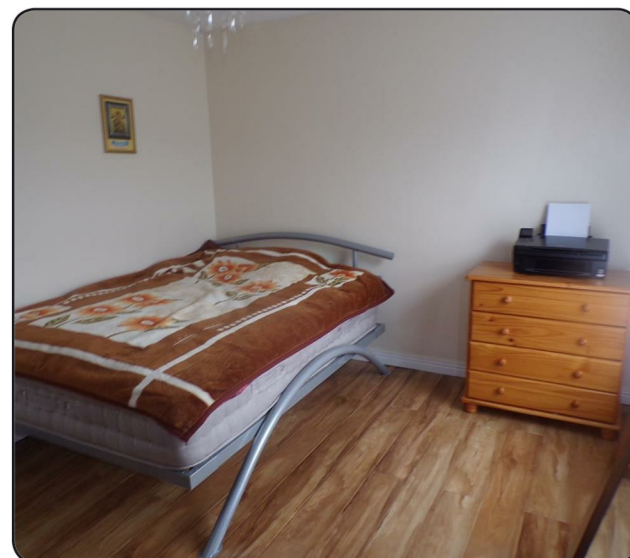
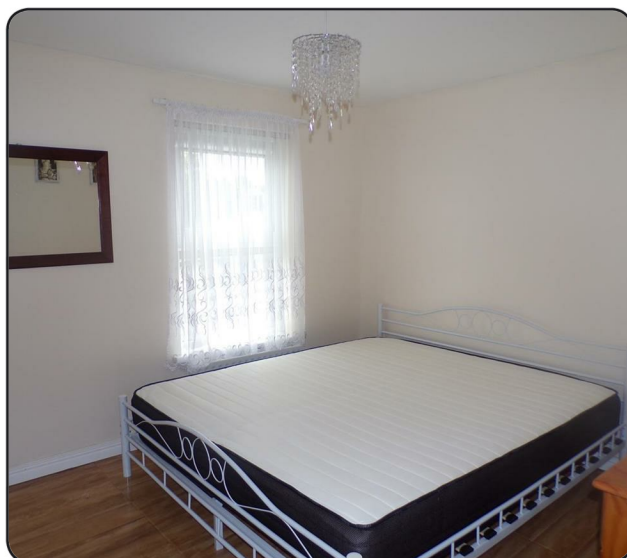
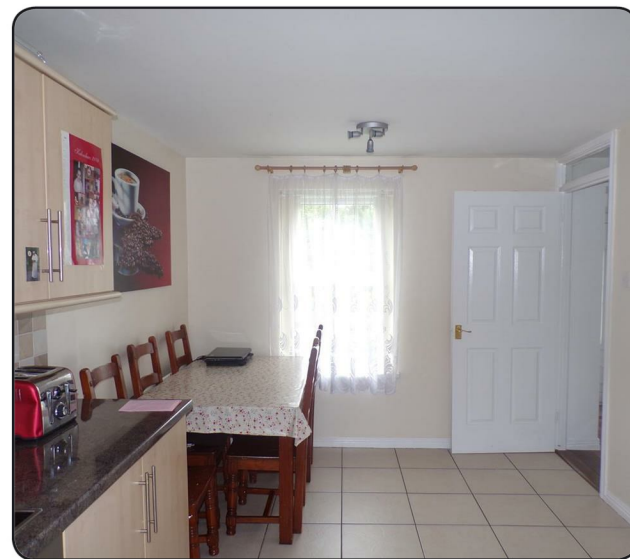
FOR SALE

88 Drumard Park, Derry/Londonderry, BT48 0FL

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



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 028 7134 7539



ACCOMMODATION

HALL

Having laminated wooden floor.

LOUNGE

17'6" x 11' (5.33m x 3.35m)

Having attractive fireplace.

KITCHEN

17'6" x 9'6" (5.33m x 2.90m)

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, oven, stainless steel extractor hood, plumbed for washing machine, space for fridge/freezer, tiled floor, ample dining space, storage cupboard.

REAR HALLWAY

Having understairs storage.

GUEST WHB & WC

Having tiled floor.

FIRST FLOOR

Landing having hotpress, storage cupboard, laminated wooden floor.

BEDROOM (1)

11'9" x 9'9" (3.58m x 2.97m)

Having double built in wardrobes, laminated wooden floor.

BEDROOM (2)

11' x 10'1" (to widest points) (3.35m x 3.07m (to widest points))

Having double built in wardrobes, laminated wooden floor.

BEDROOM (3)

8'1" x 7' (2.46m x 2.13m)

Having laminated wooden floor.

BATHROOM

Comprising of bath with electric shower over, shower screen, WHB, WC, fully tiled walls and floor.

EXTERIOR FEATURES

Lawns to front.

Driveway.

Yard to rear enclosed by wall and gate.

Shed with light and power.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £766.64 (Aug 2020)

