

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£89,950

FOR SALE



46 Kingsmere Gardens, L'Derry, BT47 5TR

- MID TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTION
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT DOOR
- PANELLED INTERNAL DOORS
- EPC RATING - D
- SOLD AS SEEN

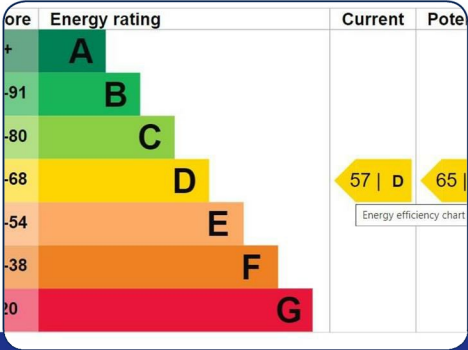
VIEWING STRICTLY BY APPOINTMENT ONLY

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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.
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.
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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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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having tiled floor.

LOUNGE

13'2" x 11'5" wp (4.01m x 3.48m wp)
Having fireplace, understairs storage and laminated wooden floor.

KITCHEN / DINING AREA

14'7" x 9'8" (4.45m x 2.95m)
Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, wired for hob and oven, extractor hood, space for fridge / freezer, plumbed for washing machine, tiled floor.

FIRST FLOOR

LANDING

Having laminated wooden floor.

BEDROOM 1

11'8" x 8'4" (3.56m x 2.54m)
Having laminated wooden floor.

BEDROOM 2

11'4" x 8'4" wp (3.45m x 2.54m wp)
Having laminated wooden floor.

BEDROOM 3

8'1" x 6'10" (2.46m x 2.08m)
Having laminated wooden floor.

BATHROOM

Comprising bath with electric shower over, whb and wc, hotpress, partly tiled walls, tiled floor.

EXTERIOR FEATURES

Driveway to front.
Yard to rear enclosed by fence.

ESTIMATED ANNUAL RATES

£677.39 (MAY 2021)

