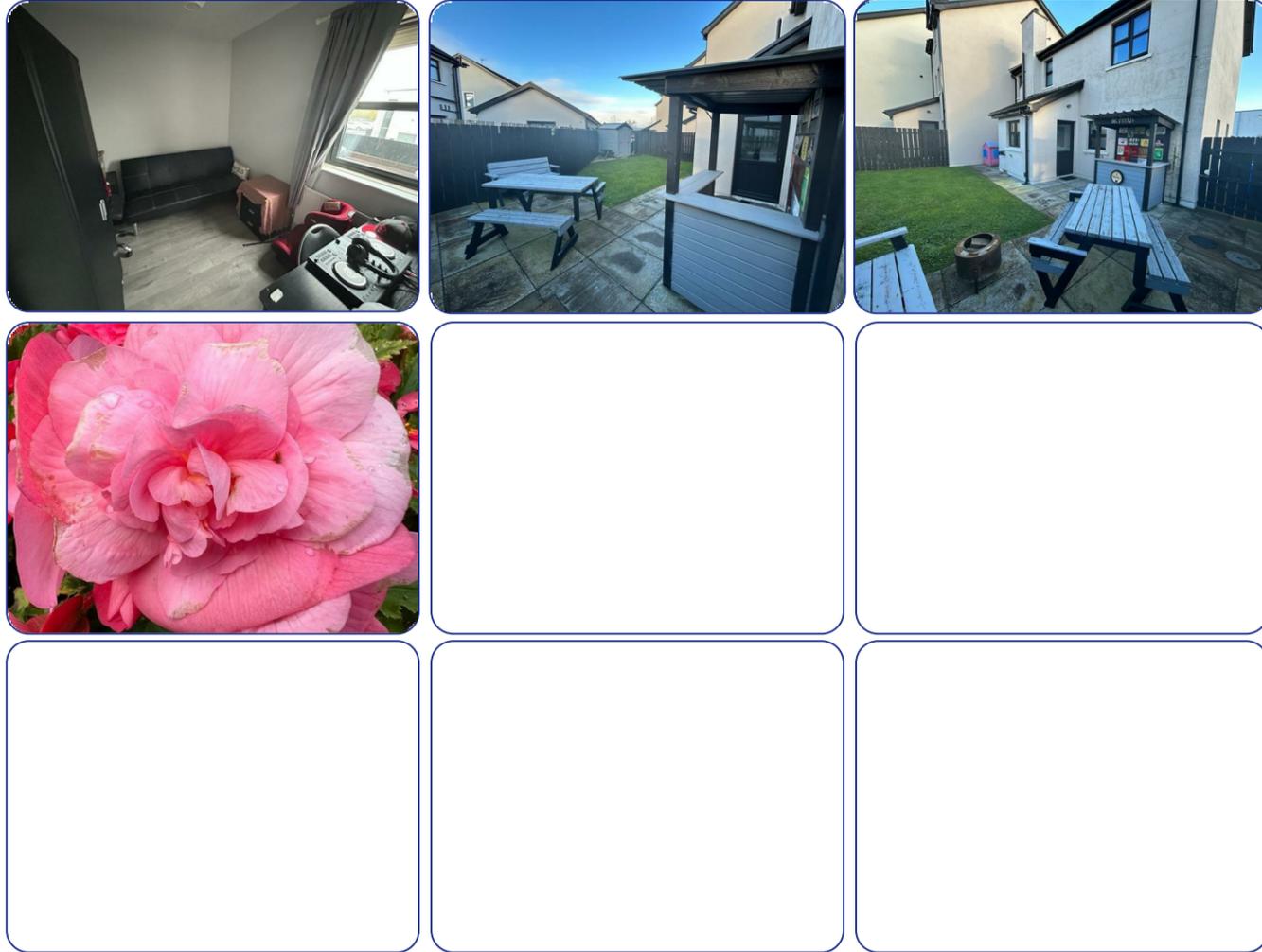


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Cityside)
 34 Spencer Road, Londonderry BT47 6AA
 Tel. 028 7134 7539
 cityside@danielhenry.co.uk
 www.danielhenry.co.uk



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.

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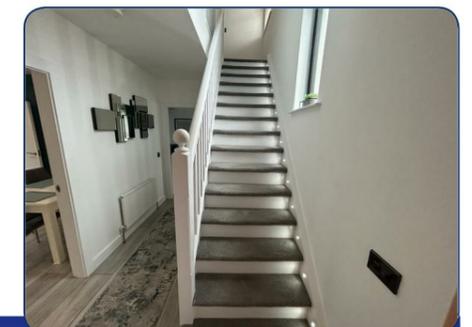
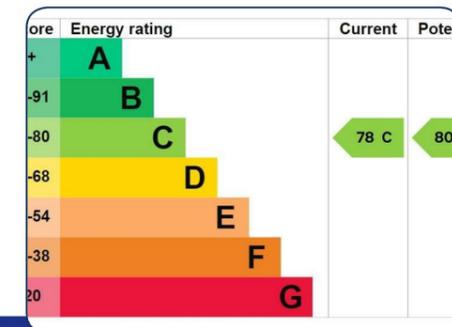
£230,000

FOR SALE

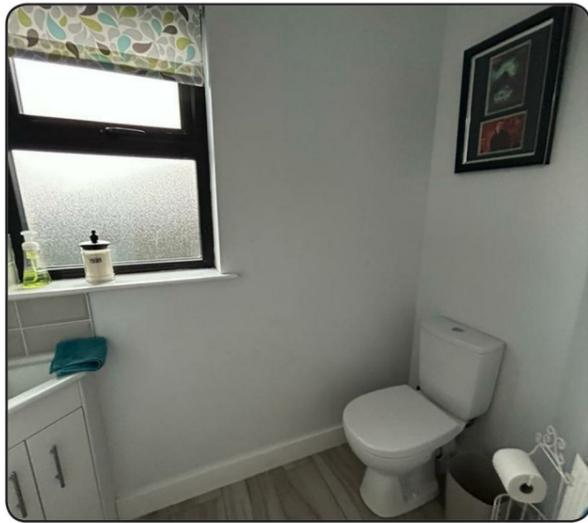


94 Thornhill Park, Derry, BT48 8QS

- SEMI DETACHED HOUSE
- 3 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- SECURITY SYSTEM INSTALLED
- TARMAC PARKING TO FRONT
- ENCLOSED LAWN TO REAR
- EPC RATING - C



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ACCOMMODATION

HALLWAY

Having downstairs storage and tiled floor.

GUEST WHB & WC

Having tiled floor.

LOUNGE

17'11" x 13' (5.46m x 3.96m)

Having magnificent fireplace with stove inset, granite hearth, feature media wall, laminated wooden floor.

KITCHEN / DINING AREA

16'1" x 10'4" (4.90m x 3.15m)

Having range of eye and low level high gloss units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, Rangemaster cooking centre with gas hob, electric underoven, stainless steel extractor hood, integrated fridge / freezer and dishwasher, tiled floor, dining space.

UTILITY ROOM

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, recessed lighting, partly tiled walls, tiled floor.

STAIRCASE LEADING TO FIRST FLOOR

Having feature side lighting.

BRIGHT LANDING

Having hotpress and 2 windows.

MASTER BEDROOM

14'2" x 10'8" wp (4.32m x 3.25m wp)

Having wall to wall built in wardrobes with sliding doors, laminated wooden floor.

EN-SUITE

Comprising fully tiled walk in shower, whb and wc, recessed lighting, tiled floor.

BEDROOM 2

9'9" x 9'1" (2.97m x 2.77m)

Having laminated wooden floor.

BEDROOM 3

9'1" x 7'10" (2.77m x 2.39m)

BATHROOM

Comprising bath, walk in shower, whb set in vanity unit, wc, recessed lighting, fully tiled walls and floor.

EXTERIOR FEATURES

Tarmac parking to front.

Neat lawn to rear with paved patio and bar area.

Enclosed to rear by fence and gate.

ESTIMATED ANNUAL RATES

£1265.76 (NOV 2023)

