

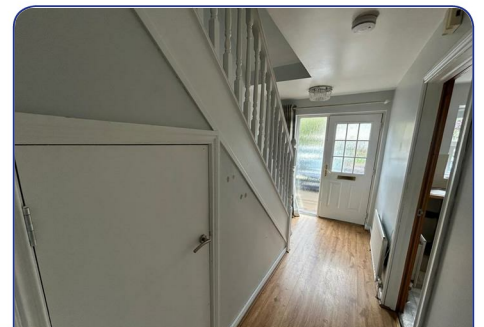
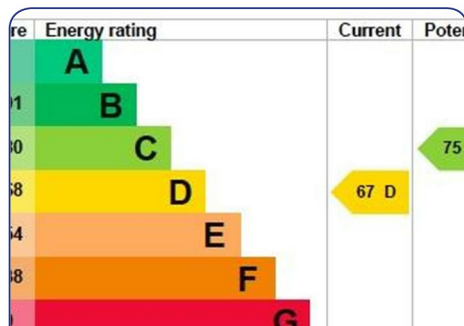
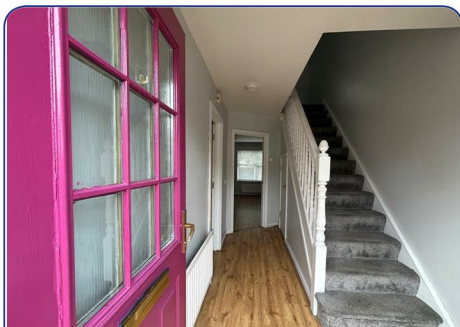
£145,000

FOR SALE



52 Sandale Park, Derry, BT48 8NR

- MID TOWNHOUSE HOUSE
- PLUMBED FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZING WINDOWS (EXCEPT VELUX)
- NEAT LAWN TO REAR
- SOLD AS SEEN



HALLWAY.

Having understairs storage, laminated wooden floor.

Outside light and tap

Access to mews

KITCHEN

11' x 6' 1 (3.35m x 1.83m 0.30m)

Having eye and low level units, tiling between units, 1 & 1/2 bowl stainless steel sink unit with mixer taps, integrated hob & under oven, extractor fan, plumber for washing machine, space for fridge/freezer.

ESTIMATED ANNUAL RATES:

£1282 APPROX (JULY 2026)

LOUNGE

16' x 13 (4.88m x 3.96m)

Having fireplace, laminated wooden floor.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

16'2 x 13'9 (wp) (4.93m x 4.19m (wp))

BEDROOM 2

13'6 x 10' 4 (4.11m x 3.05m 1.22m)

Having sliding wardrobes

SECOND FLOOR

Having landing with cupboard.

BEDROOM 3

10'5 x 10'4 (3.18m x 3.15m)

Having sliding mirrored wardrobes.

BATHROOM

Having bath with electric shower over tiling around, whb with tiling around, wc, open storage cupboard, recessed lighting, extractor fan.

EXTERIOR FEATURES

Communal parking to front

Lawn to rear enclosed by fence

Agent: Daniel Henry (Waterside)

34 Spencer Road, Londonderry BT47 6AA

Tel. 02871347539

waterside@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.

www.danielhenry.co.uk
www.propertypal.com