

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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.

Daniel
Henry
ESTATE AGENTS

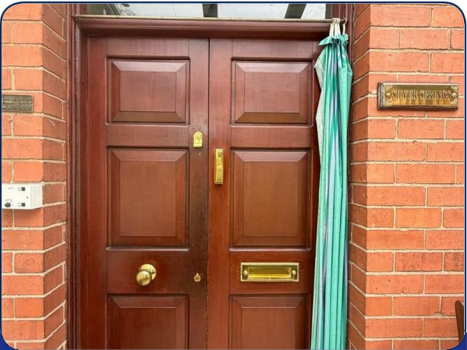
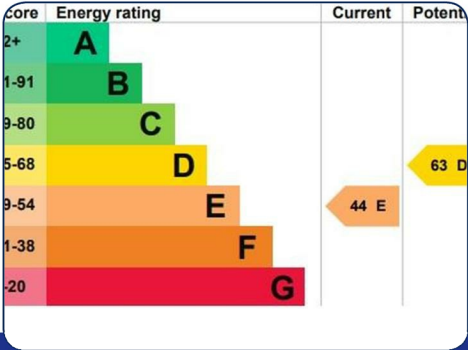
£375,000

FOR SALE



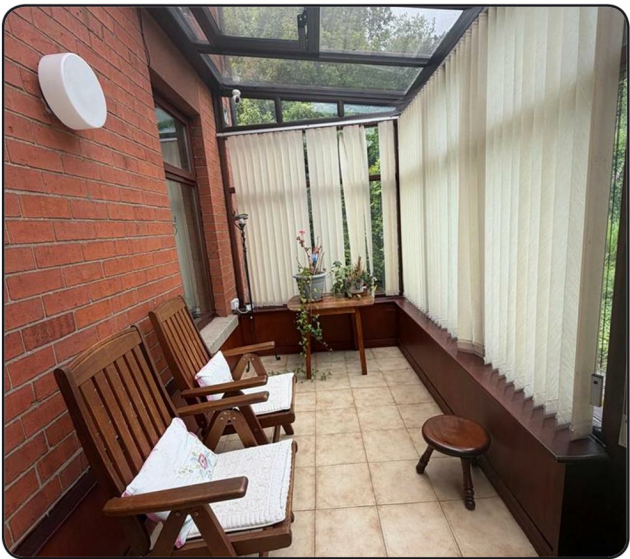
2 Hinton Park, L'derry, BT47 6HX

- SEMI-DETACHED RED BRICK HOUSE - LIMAVADY ROAD
- DOUBLE GLAZED WINDOWS THROUGHOUT
- OIL FIRED CENTRAL HEATING
- EXTENSIVE LAWN TO FRONT
- ADDITIONAL PLOT TO REAR
- DRIVEWAY WITH GARAGE
- EPC RATING E



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ACCOMMODATION

SUN PORCH

Having tiled floor

VESTIBULE

Having attractive tiled floor

HALLWAY

Cloak room off.

GUEST TOILET and WHB

LOUNGE

16'7 x 12'10 (wp) (5.05m x 3.91m (wp))

Having attractive fireplace, dual aspect

DINING ROOM

15'4 x 13' (wp) (4.67m x 3.96m (wp))

KITCHEN/DINING

17'4 x 10'5 (wp) (5.28m x 3.18m (wp))

Having eye and low level units, hob, underoven, extractor hood, plumbed for dishwasher, integrated fridge, tiling between units, dining space

FIRST FLOOR

LANDING

having hotpress.

BEDROOM (1)

16'2 x 12'11 (wp) (4.93m x 3.94m (wp))

Dual Aspect

BEDROOM (2)

12'2 x 11'2 (3.71m x 3.40m)

BEDROOM (3)

11' x 7'10 (3.35m x 2.39m)

BEDROOM (4)

11' x 8'5 (3.35m x 2.57m)

SHOWER ROOM

Comprising walk in shower.

BATHROOM

Comprising bath with telephone hand shower to taps, WHB with storage under, WC, part wall tiling.

EXTERIOR FEATURES

Extensive lawn fronting Limavady Road bordered with red brick wall and mature hedging. Stocked with abundance of mature plants, trees and shrubs.

UTILITY STORE

Plumbed for washing machine, light and power points

BOILER STORE

Light

SHED

with oil tank

GARAGE

Addition plot of land to rear of garage.

ESTIMATED ANNUAL RATES:

£1954.00 (JULY '26)

