

£425,000

FOR SALE



2 Rockport Park, L'Derry, BT47 6JQ

- DETACHED MODERNISED CHALET BUNGALOW
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX)
- COMPOSITE FRONT AND BACK DOORS.
- TARMAC DRIVEWAY
- MATURE LAWNS TO FRONT AND REAR
- EPC RATING C



HALL

having laminate wooden floor.

GUEST TOILET AND WHB

feature wall panelling, tiled floor, black wall radiator.

LOUNGE

17' x 13'8" (to widest points) (5.18m x 4.17m (to widest points))

laminate wooden floor, recessed lighting, ornamental electric fire.

FAMILY ROOM/BEDROOM 4

12'4" x 9'2" (3.76m x 2.79m)

laminate wooden floor, built in cupboards. radiator cover

KITCHEN/DINING

26'7" x 10'4" (8.10m x 3.15m)

having excellent range of modern eye and low level units, integrated fridge and freezer, hob, double oven, extractor hood, centre island with double sink, integrated dishwasher, storage and breakfast bar, ample dining space with french doors to rear, laminate wooden floor. Double doors to Hall.

MASTER BEDROOM

14'1" x 13'4" (wp) (4.29m x 4.06m (wp))

EN-SUITE

comprising fully tiled walk in shower, WHB set in vanity unit, WC, black wall radiator.

UTILITY ROOM

having sink, low level units, plumbed for automatic washing machine, space for tumble dryer.

LANDING

bright landing having laminate wooden floor.

BEDROOM 2

12'6" x 11'2" (3.81m x 3.40m)

built in storage, laminate wooden floor.

BEDROOMS 3

10'4 x 11'2" (3.15m x 3.40m)

built in storage cupboards.

BATHROOM

comprising free standing bath, fully tiled shower, twin WHB set in vanity units, remaining walls half tiled, tiled floor.

EXTERIOR FEATURES

Neat lawn to front stocked with mature plants, trees and shrubs.

Paved patio to rear leading to enclosed lawn.

GARAGE

having up and over door.

ESTIMATED ANNUAL RATES:

£2015.00 (JULY '26)

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