

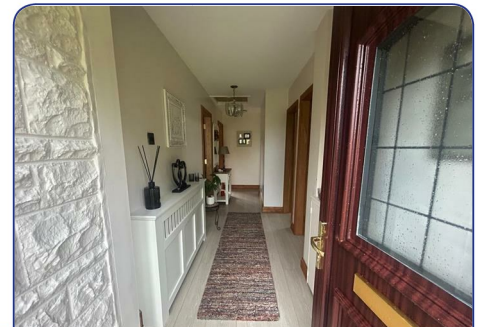
£230,000

FOR SALE



6 Cheadle Park, L'derry, BT47 5HU

- SEMI-DETACHED BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS AND EXTERNAL DOORS
- BLINDS INCLUDED IN SALE
- OAK INTERNAL DOORS, SKIRTING AND ARCHITRAVES
- EPC RATING-
- NEAT LAWN TO FRONT



ACCOMMODATION

HALLWAY

Having laminated wooden floor.

LOUNGE

15'11 x 11'9 (to widest points) (4.85m x 3.58m (to widest points))

Having wood burning stove set on granite hearth, laminated wooden floor.

KITCHEN/DINING

13'7 x 9'1 (4.14m x 2.77m)

Having eye and low level units with tiling between, single drainer stainless steel sink unit with mixer taps, wired for cooker, stainless steel extractor hood, recessed lighting, laminated wooden floor. Open plan to utility porch.

UTILITY PORCH

Plumbed for washing machine, space for fridge freezer, laminated wooden floor

BEDROOM (1)

13'8 x 8'9 (4.17m x 2.67m)

Having laminated wooden floor

BEDROOM (2)

13'7 x 7'1 (4.14m x 2.16m)

Having built in wardrobe, laminated wooden floor

BEDROOM (3)

10'5 x 8'10 (3.18m x 2.69m)

Having laminated wooden floor.

SHOWER ROOM

Having walk in electric shower with cladding, WHB with mixer taps set in vanity unit with cladding around, Karndean flooring

EXTERIOR FEATURES

Lawn to front bordered by wall and gate.

Paved patio area.

Brick pavia driveway,

Pebbled yard to rear with two patio area's

Outside light and tap

Enclosed to rear by fence and gate

WORKSHOP

23'8 x 12' (7.21m x 3.66m)

Having PVC door and windows

Light and power points

ESTIMATED ANNUAL RATES:

£1038 (October 2026)

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