

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**Daniel**  
**Henry**  
ESTATE AGENTS

£125,000

FOR SALE

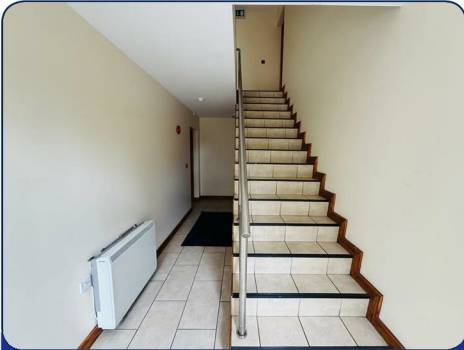


17 Sandale Park, Derry, BT48 8NR

VIEWING STRICTLY BY APPOINTMENT ONLY

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- GROUND FLOOR APARTMENT
- 2 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- INTERCOM SYSTEM
- BLINDS INCLUDED IN SALE
- CUL-DE-SAC LOCATION
- EPC RATING -



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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.





## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### HALLWAY

Having cloaks cupboard, storage cupboard, tiled floor.

#### LOUNGE

14'5" x 14'4" (4.39m x 4.37m)

Having dual aspect and semi-solid wooden floor.

#### KITCHEN/DINING AREA

13'8" x 11'1" (4.17m x 3.38m)

Having eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, plumbed for washing machine, integrated fridge/freezer, dining space, tiled floor.

#### BEDROOM 1

14'7" x 10'3" (4.45m x 3.12m)

Having range of built in wardrobes with cupboards over.

#### EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc, fully tiled walls and floor.

#### BEDROOM 2

12'11" x 9' (3.94m x 2.74m)

Having range of built in wardrobes with cupboards over, laminated wooden floor.

#### BATHROOM

Comprising bath, whb and wc, walk in shower, fully tiled walls and floor.

### EXTERIOR FEATURES

### ESTIMATED ANNUAL RATES

£933.04 (MAY 2025)

