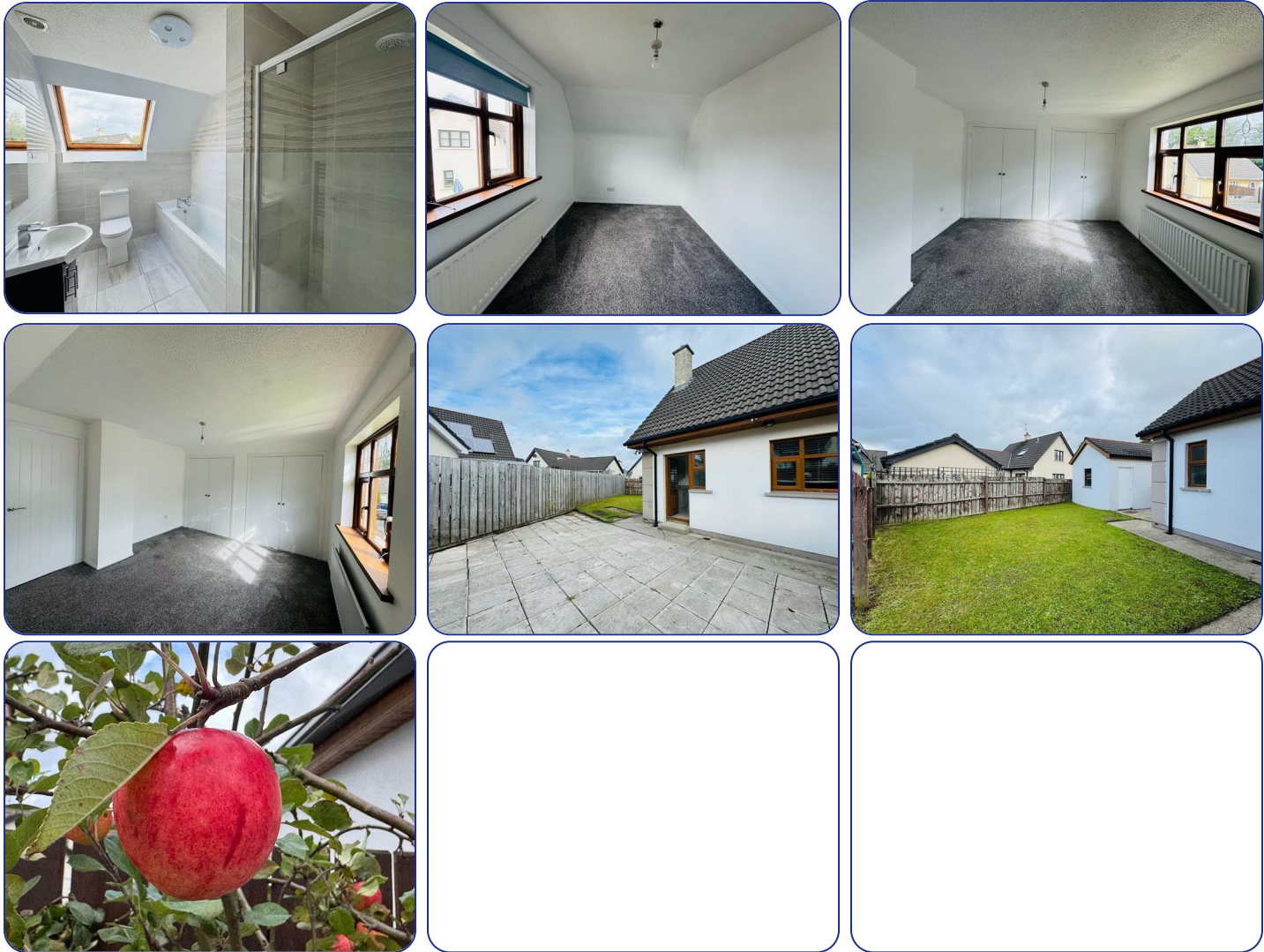


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Waterside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk

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

- 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.

Daniel
Henry
ESTATE AGENTS

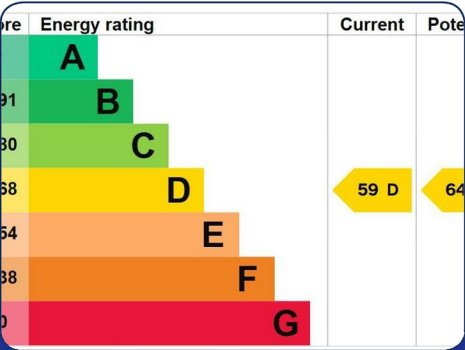
£285,000

FOR SALE

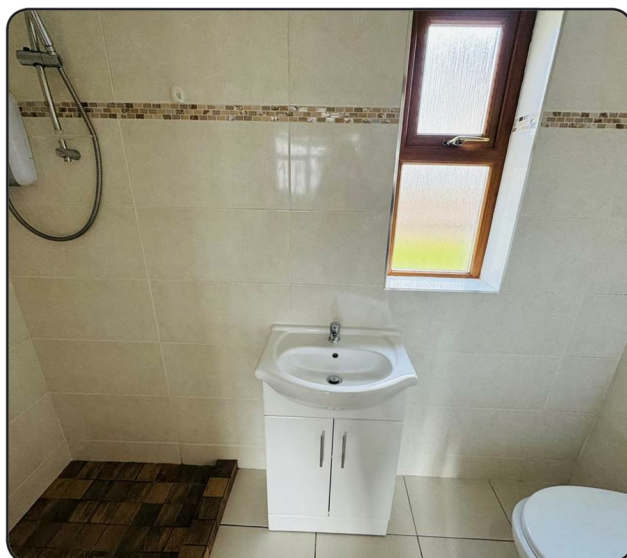


16 Rushcroft Park, L'Derry, BT47 5WF

- DETACHED CHALET BUNGALOW
- 4 BEDROOM/1 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC EXTERIOR DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- CUL-DE-SAC LOCATION
- LAWNS TO FRONT, SIDE & REAR
- GARAGE
- EPC RATING - D



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539



ACCOMMODATION

HALLWAY

Having cloaks cupboard, understairs storage and laminated wooden floor.

LOUNGE

17' x 11'8" into bay window (5.18m x 3.56m into bay window)
Having fireplace, laminated wooden floor, glazed door to hallway.

KITCHEN

14'7" x 12' (4.45m x 3.66m)
Having excellent range of eye and low level units, single drainer sink unit with mixer taps, hob, oven, stainless steel extractor hood, space for fridge/freezer, tiled floor, glazed door leading to hallway and utility.

UTILITY ROOM

Having eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, tiled floor.

MASTER BEDROOM

12'4" x 11'8" (3.76m x 3.56m)

EN-SUITE

Comprising tiled electric shower, whb set in vanity unit, wc, chrome radiator, fully tiled walls and floor.

BEDROOM 2

10'9" x 10'4" wp (3.28m x 3.15m wp)
Having built in wardrobe.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 3

13'6" x 11'8" (4.11m x 3.56m)
Having double built in wardrobes.

BEDROOM 4

13'3" x 8'2" (4.04m x 2.49m)
Having 2 built in wardrobes.

BATHROOM

Comprising bath, whb set in vanity unit, wc, walk in electric shower, black wall radiator, fully tiled walls and floor.

EXTERIOR FEATURES

Neat lawns to front, side and rear.
Paved patio area.
Tarmac driveway.

GARAGE

18'6" x 12'4" (5.64m x 3.76m)
Having roller door, light and power points, side window and door.

ESTIMATED ANNUAL RATES

£1516.19 (SEPT 2025)

