

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£170,000



3 Knockwellan Park, L'Derry, BT47 2JB

- MID TERRACE HOUSE
- 3 BEDROOM/3 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux & garage)
- PVC EXTERIOR DOORS
- SECURITY SYSTEM INSTALLED
- LAWN TO REAR
- DRIVEWAY
- GARAGE
- SOLD AS SEEN

VIEWING STRICTLY BY APPOINTMENT ONLY

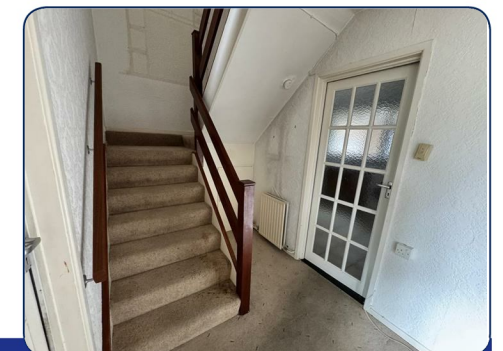
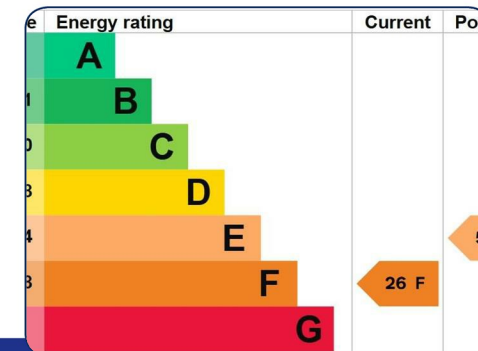
Agent:



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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.
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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.
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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.

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ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having cloaks cupboard and downstairs storage.

LOUNGE

17' x 11'3" (5.18m x 3.43m)

Having tiled fireplace with gas inset, patio doors to Conservatory.

CONSERVATORY

7'5" x 7'2" (2.26m x 2.18m)

Having tiled floor.

KITCHEN

11'2" x 9'11" (3.40m x 3.02m)

Having eye and low level units, tiling between units, double drainer stainless steel sink unit, wired for cooker, plumbed for washing machine, space for tumble dryer, tiled floor.

REAR HALLWAY

Having burner store and tiled floor.

GUEST WHB & WC

DINING AREA

10'8" x 7'8" (3.25m x 2.34m)

FIRST FLOOR

LANDING

Having window and hotpress.

BEDROOM 1

11' x 7'8" (3.35m x 2.34m)

Having double built in wardrobe, wall to wall built in wardrobes with sliding mirrored doors.

BEDROOM 2

11'2" x 9'11" (3.40m x 3.02m)

Having double built in wardrobes, shelves and cupboard.

BEDROOM 3

10'7" x 8'5" (3.23m x 2.57m)

Having built in headboard with cupboards over, lockers, built in drawers, built in wardrobe with sliding mirrored doors.

SHOWER ROOM

Comprising fully tiled walk in shower, whb set in vanity unit, wc.

INTEGRAL GARAGE

16'2" x 8'4" (4.93m x 2.54m)

Having electric roller door, light and power points.

EXTERIOR FEATURES

Lawn to rear leading to lower garden.

Driveway to side.

ESTIMATED ANNUAL RATES

£1108.00 (MARCH 2025)

