

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£375,000

**FOR SALE**



**2 Hinton Park, L'derry, BT47 6HX**

- SEMI-DETACHED RED BRICK HOUSE - LIMAVADY ROAD
- DOUBLE GLAZED WINDOWS THROUGHOUT
- OIL FIRED CENTRAL HEATING
- EXTENSIVE LAWN TO FRONT
- ADDITIONAL PLOT TO REAR
- DRIVEWAY WITH GARAGE

**VIEWING STRICTLY BY APPOINTMENT ONLY**

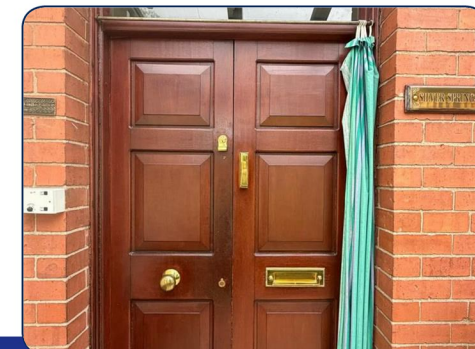
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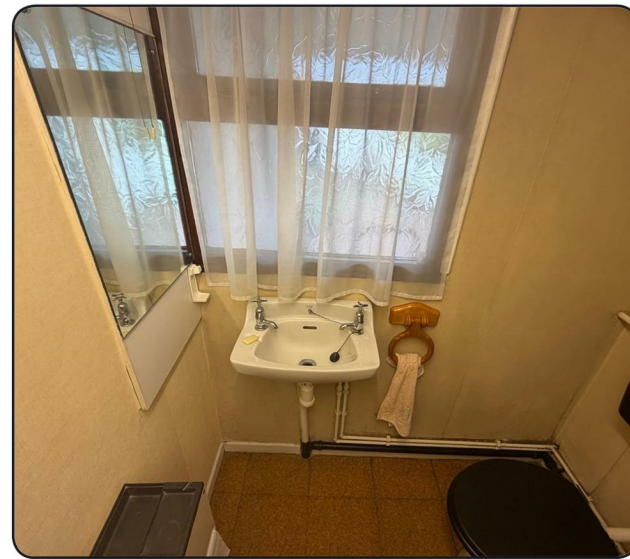
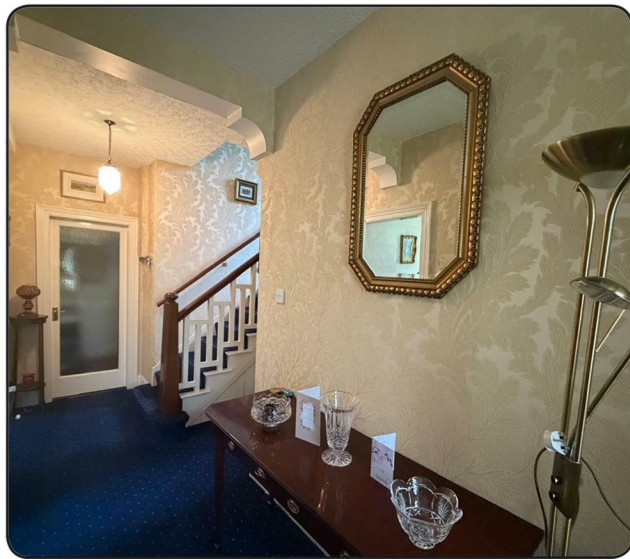
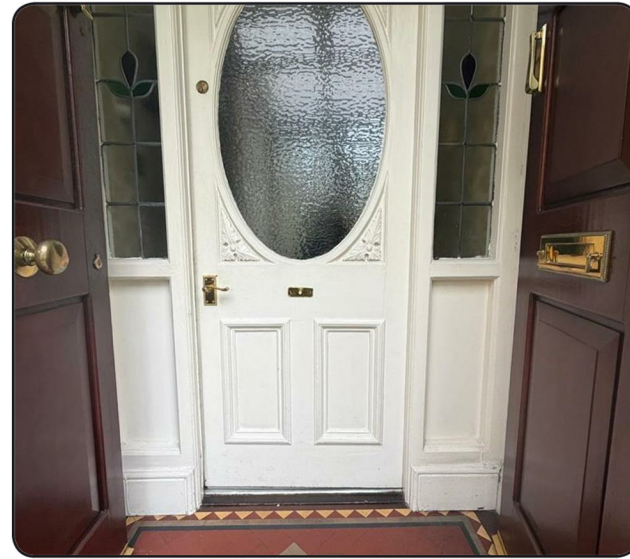
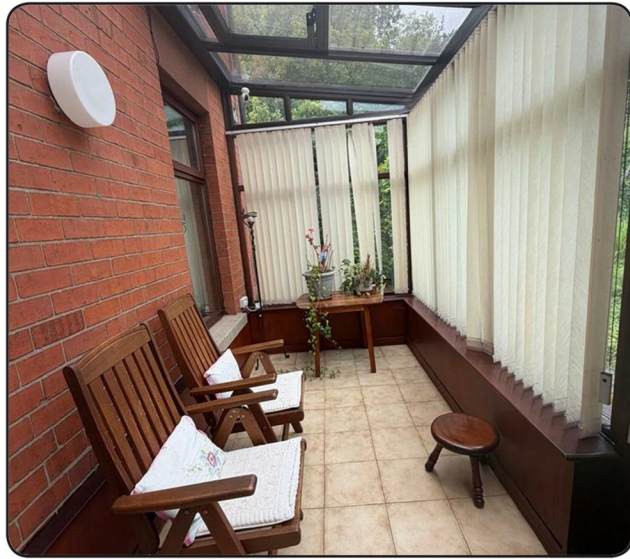
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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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5. Any areas, measurements or distances referred to herein are approximate only.
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## ACCOMMODATION

### SUN PORCH

Having tiled floor

### VESTIBULE

Having attractive tiled floor

### HALLWAY

Cloak room off.

### GUEST TOILET and WHB

### LOUNGE

16'7 x 12'10 (wp) (5.05m x 3.91m (wp))

Having attractive fireplace, dual aspect

### DINING ROOM

15'4 x 13' (wp) (4.67m x 3.96m (wp))

### KITCHEN/DINING

17'4 x 10'5 (wp) (5.28m x 3.18m (wp))

Having eye and low level units, hob, underoven, extractor hood, plumbed for dishwasher, integrated fridge, tiling between units, dining space

### FIRST FLOOR

### LANDING

having hotpress.

### BEDROOM (1)

16'2 x 12'11 (wp) (4.93m x 3.94m (wp))

Dual Aspect

### BEDROOM (2)

12'2 x 11'2 (3.71m x 3.40m)

### BEDROOM (3)

11' x 7'10 (3.35m x 2.39m)

### BEDROOM (4)

11' x 8'5 (3.35m x 2.57m)

### SHOWER ROOM

Comprising walk in shower.

### BATHROOM

Comprising bath with telephone hand shower to taps, WHB with storage under, WC, part wall tiling.

### EXTERIOR FEATURES

Extensive lawn fronting Limavady Road bordered with red brick wall and mature hedging. Stocked with abundance of mature plants, trees and shrubs.

### UTILITY STORE

Plumbed for washing machine, light and power points

### BOILER STORE

Light

### SHED

with oil tank

### GARAGE

Addition plot of land to rear of garage.

