SPECIAL FEATURES OF THE PROPERTY INCLUDE:

VIEWING STRICTLY BY APPOINTMENT ONLY

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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.
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.
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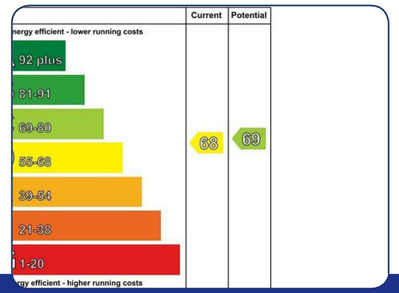
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations 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.

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

£85,000

55 Altcar Park, Londonderry, BT48 8HZ

- MID TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTION
- GAS HEATING
- PVC DOUBLE GLAZED WINDOWS & DOORS
- BLINDS & LIGHT FITTINGS INCLUDED IN SALE
- GARDEN TO FRONT & REAR
- EPC RATING D



ACCOMMODATION

HALLWAY
Having laminated wooden floor.

LOUNGE
16'4" x 11'4" (to widest points) (4.98m x 3.45m (to widest points))
Having attractive fireplace and laminated wooden floor.

KITCHEN / DINING AREA
19'7" x 9'9" (5.97m x 2.97m)
Having eye and low level units, tiling between units, wired for cooker, space for fridge / freezer, plumbed for washing machine, space for tumble dryer, understairs storage, tiled floor.

REAR HALLWAY
Having tiled floor.

DOWNSTAIRS WHB & WC
Having fully tiled walls and tiled floor.

FIRST FLOOR

BEDROOM 1
12'3" x 8'8" (3.73m x 2.64m)
Having built in wardrobe and laminated wooden floor.

BEDROOM 2
12'3" x 10'9" (to widest points) (3.73m x 3.28m (to widest points))
Having built in wardrobe, hotpress, laminated wooden floor.

BEDROOM 3
14' x 7'5" (4.27m x 2.26m)
Having built in wardrobe and laminated wooden floor.

BATHROOM
13'9" x 8'11" (4.19m x 2.72m)
Having Jacuzzi style bath with shower attachment to taps, fully tiled walk in Aqualisa shower, whb vanity unit, extractor fan, fully tiled walls, tiled floor.

SEPARATE WC
Having fully tiled walls and floor.

EXTERIOR FEATURES
Garden to front enclosed by fence.
Concrete yard to rear.
Access to mews.