

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£250,000

FOR SALE



11 Edgewater, Londonderry, BT47 2TE

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

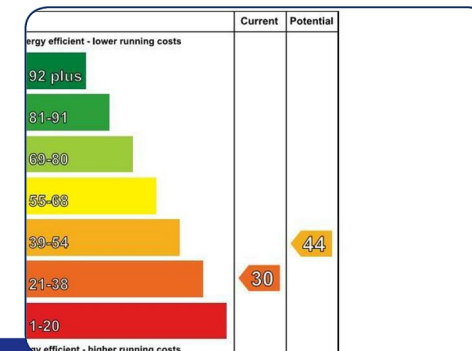
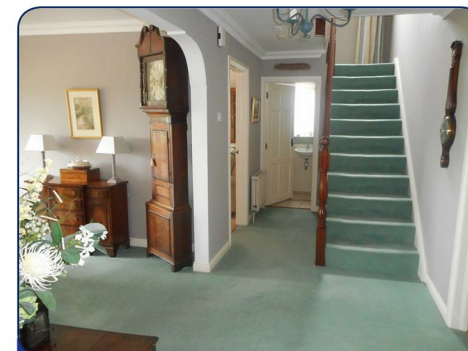


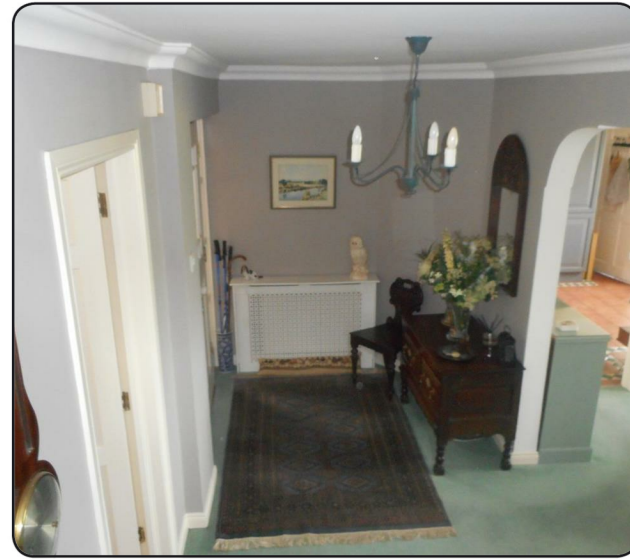
- DETACHED HOUSE
- 4 BEDROOMS/3 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS THROUGHOUT (except garage)
- SECURITY SYSTEM INSTALLED
- EXCELLENT VIEWS OF COUNTRYSIDE & RIVER
- LIGHTS INCLUDED INS SALE
- CARPETS BLINDS INCLUDED IN SALE
- EPC RATING F

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.

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ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having ceiling cornicing, understair storage.

DOWNSTAIRS WHB & WC

Having 1/2 height wood panelled walls and tiled floor.

OPEN PLAN DINING ROOM FROM HALLWAY

16'7" x 10'11" (5.05m x 3.33m)

Having ceiling cornicing, patio doors leading to paved patio area.

LOUNGE

17'11" x 13'6" (5.46m x 4.11m)

Having dual aspect, fireplace with gas inset, ceiling cornicing, picture light.

FAMILY ROOM

13'8" x 10'9" (4.17m x 3.28m)

Having attractive fireplace with tiled inset and hearth, gas fire, patio doors.

KITCHEN

19'8" x 10'4" (to widest points) (5.99m x 3.15m (to widest points))

Having range of eye and low level units, glazed display cupboards, plumbed for dishwasher, tiling between units, tiled floor, dining space.

UTILITY ROOM

10'8" x 5'9" (3.25m x 1.75m)

Having 'Belfast' sink, eye and low level units, plumbed for washing machine, tiled floor.

FIRST FLOOR

Spacious landing having ceiling cornicing, hotpress, access to attic stairs.

MASTER BEDROOM

11'6" x 10'8" (3.51m x 3.25m)

Having recessed lighting.

DRESSING ROOM

16'6" x 10'3" (5.03m x 3.12m)

Having built in wardrobes.

ENSUITE

Comprising of fully tiled walk in shower, WHB, WC, tiled floor.

BEDROOM (2)

13'2" x 10'9" (4.01m x 3.28m)

Having ceiling cornicing.

BEDROOM (3)

13'5" x 10'8" (4.09m x 3.25m)

Having access to attic stairs.

BEDROOM (4)

14'5" x 7'2" (4.39m x 2.18m)

BATHROOM

Comprising of bath, WC, vanity unit, walk in shower, laminated wooden floor.

EXTERIOR FEATURES

GARAGE 17'9" x 10'8" Having roller doors, light and power points, side window.

Neat lawns to front and rear.

Beautifully manicured and stocked with abundance of plants, trees and shrubs.

Brick pavia driveway.

Paved patio area.

Enclosed to rear by fence and gate

