

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£195,000

FOR SALE



76 Glenmore Park, Londonderry, BT47 2JZ

- DETACHED HOUSE
- 4 BEDROOMS/2 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- PVC FRENCH DOORS
- PANELLED INTERNAL DOORS
- EPC RATING E

VIEWING STRICTLY BY APPOINTMENT ONLY

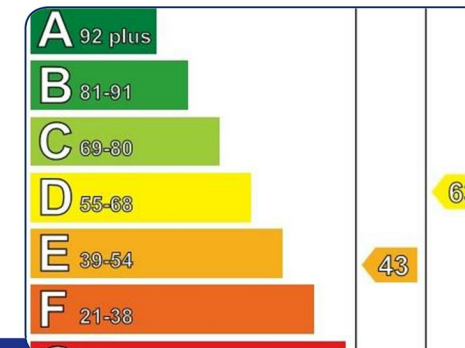
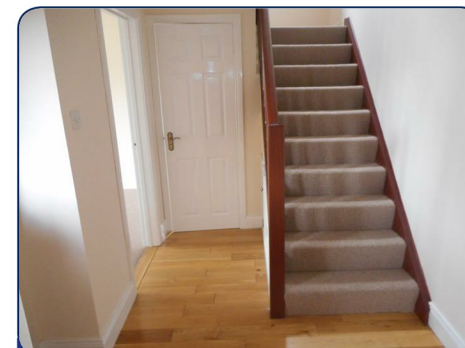
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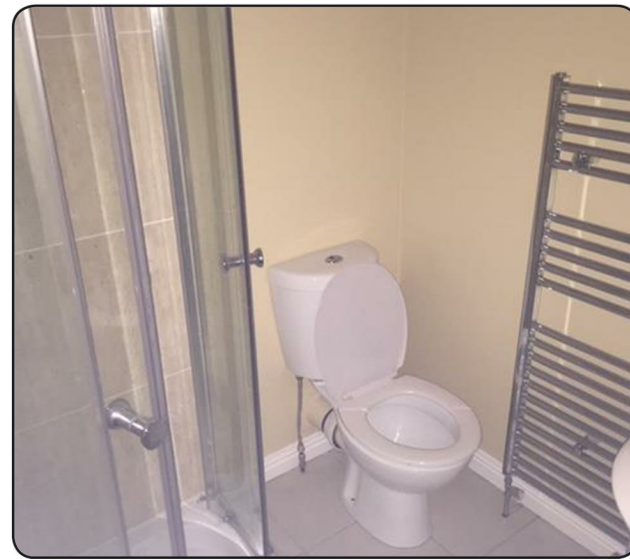


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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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





ACCOMMODATION

HALLWAY

Having solid wooden floor

DOWNSTAIRS WHB & WC

Having WC & WHB, partly tiled walls, tiled floor.

LOUNGE

19'9" x 11'8" (into bay) (6.02m x 3.56m (into bay))

Having solid wooden floor, attractive fireplace with matching overmantle, french doors leading to rear garden.

FAMILY ROOM

11'5" x 9'10" (3.48m x 3.00m)

KITCHEN/DINING

14'10" x 9'8" (4.52m x 2.95m)

Having eye and low level units, tiling between units, Belfast sink, piped for a gas cooker, stainless steel extractor hood, integrated dishwasher and fridge/freezer, matching window pelmet with spot lights.

UTILITY ROOM

7'2" x 5'6" (2.18m x 1.68m)

Having eye and low level units, plumbed for a washing machine, space for a tumble dryer.

FIRST FLOOR

Landing having hotpress.

BEDROOM (1)

15' x 11'6" (to widest points) (4.57m x 3.51m (to widest points))

Having TV and telephone point.

EN SUITE

Having fully tiled walk in power shower, WC, WHB, tiled floor, extractor fan.

BEDROOM (2)

12'7" x 8'7" (to widest points) (3.84m x 2.62m (to widest points))

BEDROOM (3)

12'7" x 8'7" (to widest points) (3.84m x 2.62m (to widest points))

BEDROOM (4)

9'8" x 7'9" (2.95m x 2.36m)

BATHROOM

Free standing bath, WC, WHB, fully tiled walk in Creda electric shower, partly tiled walls, tiled floor.

EXTERIOR FEATURES

GARAGE 18'4" X 10'10"

Having up and over door, light and power points, door and double glazed window.

Garden to front

Garden to side and rear enclosed by trees and hedges.

Outside light and tap

Paved patio to rear

Tarmac Driveway

