

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£215,000

FOR SALE



14 Osprey Drive, Altnagelvin, BT47 2LE

- DETACHED BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- SECURITY SYSTEM INSTALLED
- CUL DE SAC LOCATION
- EPC RATING F

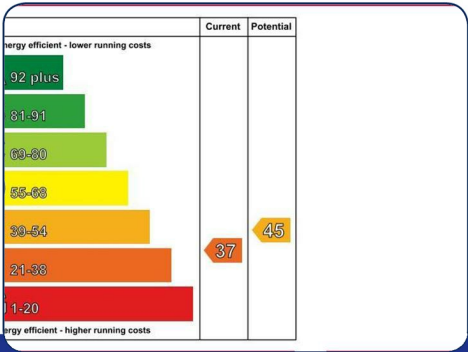
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

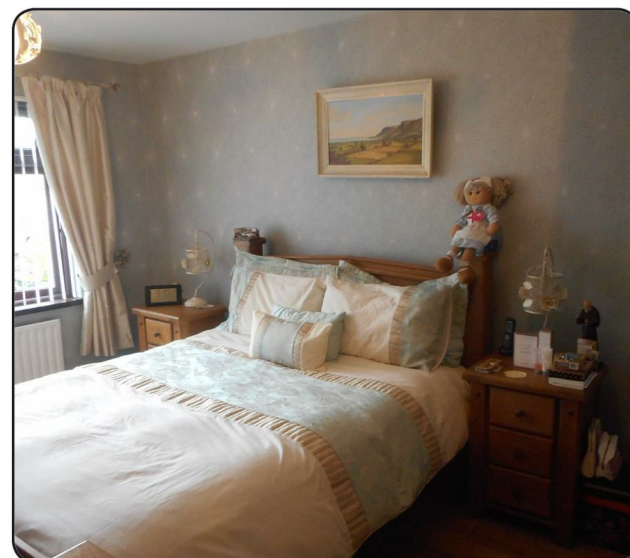


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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (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.



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



ACCOMMODATION

VESTIBULE PORCH

Having ceiling cornicing, vinyl tiled floor.

HALL

Having ceiling cornicing, cloaks cupboard, hotpress, wooden floor, Georgian glazed door to Lounge.

LOUNGE

17'11" x 13' (5.46m x 3.96m)

Having attractive fireplace with carved mahogany surround, ceiling cornicing, wooden floor.

DINING ROOM/FAMILY ROOM

13' x 9'8" (3.96m x 2.95m)

Having ceiling cornicing, wooden floor.

KITCHEN

14'5" x 13' (4.39m x 3.96m)

Having range of eye and low level units, matching pelmet with recessed lighting, stainless steel extractor hood, 'Rangemaster' cooking centre, integrated dishwasher and ironing board, granite worktop and splashback, matching dresser, tiled floor, dining space.

UTILITY ROOM

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, tiled floor.

BEDROOM (1)

13'7" x 9'9" (4.14m x 2.97m)

Having wooden floor.

BEDROOM (2)

12'1" X 9'9"

Having double built in wardrobe, wooden floor.

BEDROOM (3)

13' x 6'9" (3.96m x 2.06m)

Having wooden floor.

BEDROOM (4)

10'9" x 6'9" (3.28m x 2.06m)

Having built in wardrobe, wooden floor.

SHOWER ROOM

Comprising of walk in shower, WHB, WC, recessed lighting, tiled walls and floor.

EXTERIOR FEATURES

INTEGRAL GARAGE 17'10" x 14 Having roller door, light and power points.

Neat lawns to front and rear with mature shrubs.

Brick pavia driveway.

Paved patio area

Covered drying area.

2 Sheds

Mature hedging to rear.

Enclosed by fence and gates.

