

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel
Henry
ESTATE AGENTS

£127,500

FOR SALE



3 Heather Drive, Londonderry, BT47 3QE

- DETACHED HOUSE
- 4 BEDROOMS / 3 RECEPTIONS
- OIL FIRED & SOLID FUEL HEATING
- DOUBLE GLAZED WINDOWS THROUGHOUT
- CARPETS & BLINDS INCLUDED IN SALE
- GARAGE
- EPC RATING D

VIEWING STRICTLY BY APPOINTMENT ONLY

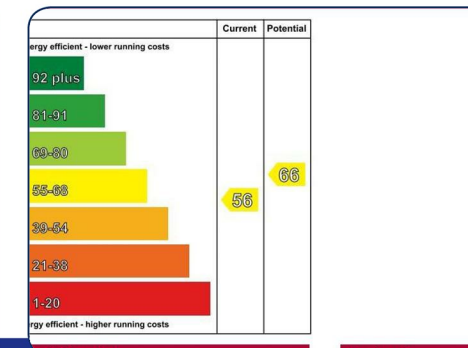
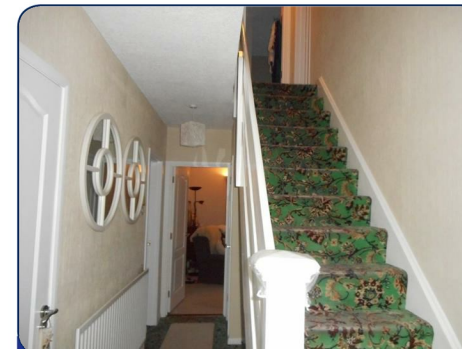
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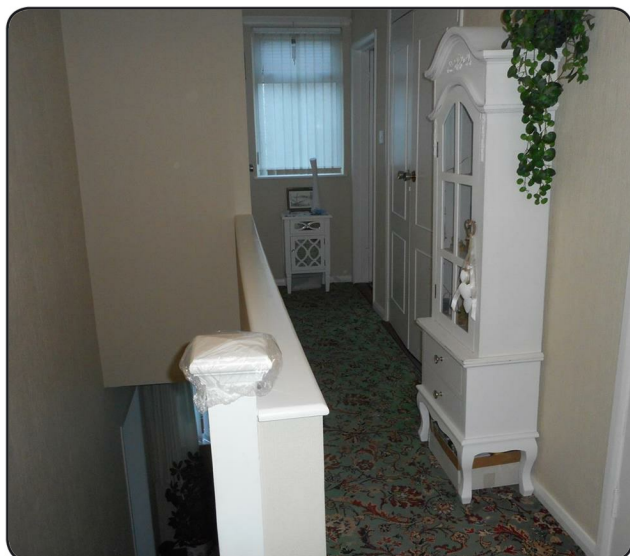
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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein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

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ACCOMMODATION

VESTIBULE PORCH

Having built in cupboards with sliding doors, electric heater, laminated wooden floor.

HALLWAY

Having toilet and WHB off with ceiling cornicing, bathroom cabinet, storage cupboard.

LOUNGE

18'1" x 11'1" (to widest points) (5.51m x 3.38m (to widest points))
Having fireplace, ceiling cornicing, wall light points, double doors to Dining room.

DINING ROOM

10'1" x 8'9" (3.07m x 2.67m)
Having ceiling cornicing, laminated wooden floor, French doors to:

KITCHEN

9'5" x 9'2" (2.87m x 2.79m)
Having range of eye and low level units, single drainer stainless steel sink units, stainless steel extractor hood, plumbed for dishwasher, wired for electric cooker, fridge, part tiled above cooker, laminated wooden floor.

UTILITY ROOM

9'3" x 8'8" (2.82m x 2.64m)
Having range of eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, tiled floor.

STUDY

8'6" x 8'2" (2.59m x 2.49m)
Having ceiling cornicing, laminated wooden floor.

FIRST FLOOR

Landing having hotpress and storage cupboard.

BEDROOM 1

17'11" x 8'2" (5.46m x 2.49m)

BEDROOM 2

11'5" x 10'5" (3.48m x 3.18m)
Having built in wardrobe with sliding mirror doors.

BEDROOM 3

11'11" x 10'7" (3.63m x 3.23m)
Into built in wardrobes, WHB.

BEDROOM 4

13'8" x 8'11" (to widest points) (4.17m x 2.72m (to widest points))
Having built in wardrobe with sliding mirror doors.

BATHROOM

Comprising of bath, WHB, WC, Bidet, laminated wooden floor.

SEPARATE SHOWER OFF LANDING

EXTERIOR FEATURES

GARAGE 16' X 9'9" Having up and over door, light and power points.
Lawn to front with paved patio area.
Car Port to side.
Decked patio area.
Garden Shed.