

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£205,000

FOR SALE



14 Brookview Glen, Eglinton, BT47 3GW

- DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT, REAR & SIDE DOOR
- SECURITY SYSTEM INSTALLED
- EPC RATING E

VIEWING STRICTLY BY APPOINTMENT ONLY

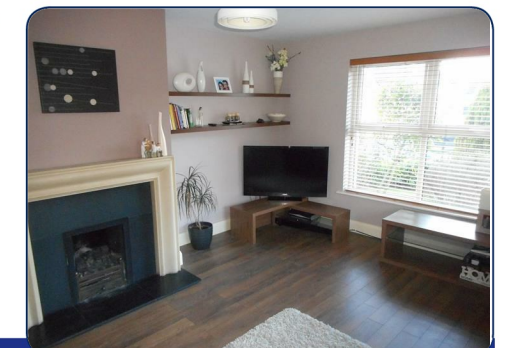
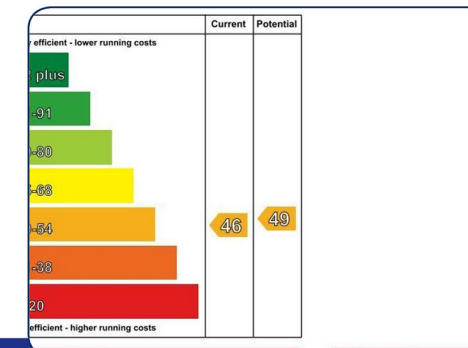
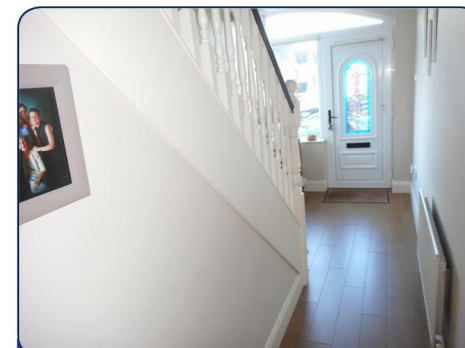
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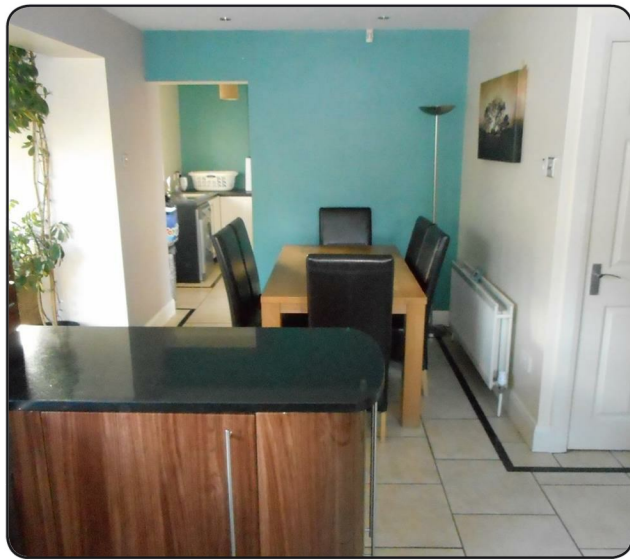


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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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5. Any areas, 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





ACCOMMODATION

HALL

Having recessed lighting, tiled floor, toilet and WHB off.

LOUNGE

16'10" x 12'7" (5.13m x 3.84m)

Having attractive fireplace, gas fire, laminated wooden floor.

KITCHEN/DINING

19'5" x 11'7" (5.92m x 3.53m)

Having range of eye and low level units, granite worktop, 5 ring gas hob, electric oven, stainless steel extractor hood, plumbed for dishwasher, space for fridge freezer, dining space, tiled floor, Open Plan to:

SUN ROOM

11'11" x 8'5" (3.63m x 2.57m)

Having tiled floor, door to side.

UTILITY ROOM

Having single drainer stainless steel sink unit with mixer taps with cupboards under, plumbed for washing machine, vented for tumble dryer, tiled floor.

FAMILY ROOM

17'3" x 9'6" (to widest points) (5.26m x 2.90m (to widest points))

Having laminated wooden floor, store off.

FIRST FLOOR

Landing having hotpress, recessed lighting.

MASTER BEDROOM (1)

13'6" x 12'7" (4.11m x 3.84m)

Having built in wardrobes with sliding doors, laminated wooden floor, French doors to balcony.

EN SUITE

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

BEDROOM (2)

12'7" x 11'6" (to widest points) (3.84m x 3.51m (to widest points))

Having laminated wooden floor.

BEDROOM (3)

16'3" x 9'8" (4.95m x 2.95m)

Having built in wardrobes with sliding doors, laminated wooden floor.

BATHROOM

Comprising of bath with telephone hand shower to taps, WHB, WC, tiled walk in shower, recessed lighting, 1/2 tiled walls, tiled floor.

SECOND FLOOR

Landing having recessed lighting.

BEDROOM (4)

16'10" x 12'6" (5.13m x 3.81m)

Having laminated wooden floor.

BEDROOM (5)

12'6" x 11'7" (3.81m x 3.53m)

Having laminated wooden floor.

EXTERIOR FEATURES

Neat lawns to front, side and rear.

Stocked with mature plants and shrubs.

Tarmac driveway

Enclosed to rear by fence and gate.

Mature conifers to side and rear.

