

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£210,000

FOR SALE



178A Culmore Road, Culmore, BT48 8JH

- DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT
- PVC EXTERIOR DOORS
- SECURITY SYSTEM INSTALLED
- EPC RATING D

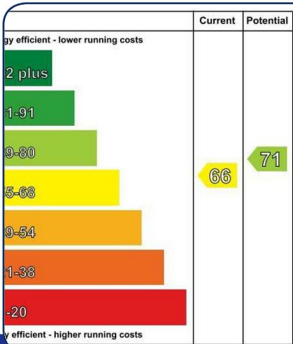
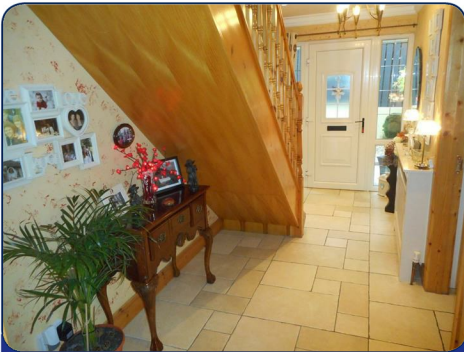
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:



- 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.

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





ACCOMMODATION

HALL

Having recessed lighting, ceiling cornicing and centre rose, tiled floor.

LOUNGE

17'3" x 14'2" (5.26m x 4.32m)

Having attractive fireplace with multi fuel stove, granite hearth, ceiling cornicing and centre rose, wooden floor, double doors leading to Kitchen / Dining Area.

KITCHEN/DINING

23'5" x 11'2" (7.14m x 3.40m)

Having range of eye and low level units, matching pelmet over window, glazed display cupboards, matching dresser with plate rack, tiling between units, stainless steel extractor hood, single drainer stainless steel sink unit with mixer taps, integrated fridge / freezer, ample dining space, recessed lighting, tiled floor, French doors leading to side.

UTILITY ROOM

7'2" x 5'10" (2.18m x 1.78m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for integrated washer / dryer, integrated freezer, extractor fan, partly tiled walls, tiled floor.

MASTER BEDROOM (1)

17'1" x 13'4" (to widest points) (5.21m x 4.06m (to widest points))

Having ceiling cornicing, recessed lighting, wooden floor.

EN SUITE WET ROOM

Comprising electric shower, whb and wc, spot lighting, fully tiled walls and floor.

FIRST FLOOR

LANDING Having hotpress, ceiling cornicing.

BEDROOM (2)

17'4" x 14'2" (5.28m x 4.32m)

Having 2 sets of double built in wardrobes, ceiling cornicing and centre rose, laminated wooden floor.

BEDROOM (3)

17'4" x 11'3" (to widest points) (5.28m x 3.43m (to widest points))

Having laminated wooden floor.

BEDROOM (4)

14' x 13'4" (to widest points) (4.27m x 4.06m (to widest points))

Having laminated wooden floor.

EN SUITE

Comprising fully tiled walk in electric shower, whb and wc, recessed lighting, fully tiled walls and floor.

BATHROOM

Comprising Jacuzzi style bath with shower fitting to taps, whb and wc, recessed ighting, fully tiled walls and floor

EXTERIOR FEATURES

Neatly manicured lawns bordered by fence and maturing laurel hedge.

Neat borders stocked with plants and shrubs.

Decked patio area to front.

Extensive brick pavia driveway to front, side and rear.

Shed to rear with light and power points.

Outside lighting operated by remote control.

Sensor lighting.

