

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

**Daniel
Henry**
ESTATE AGENTS

£89,950

FOR SALE



18 The Oaklands, Claudy, BT47 6FF

- MID TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- EPC RATING C

VIEWING STRICTLY BY APPOINTMENT ONLY

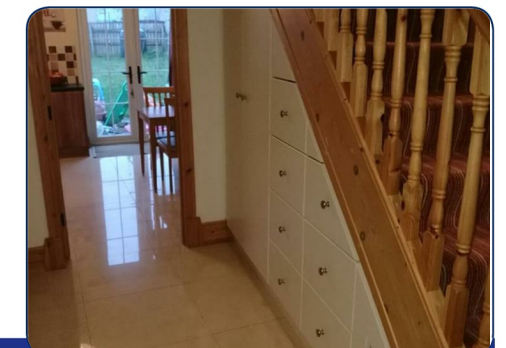
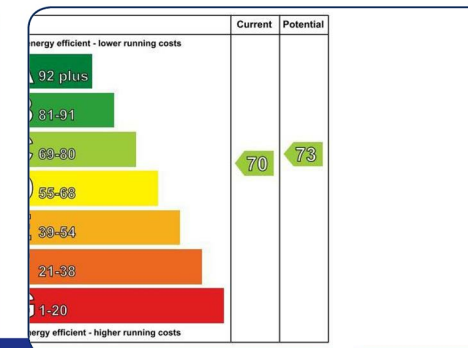
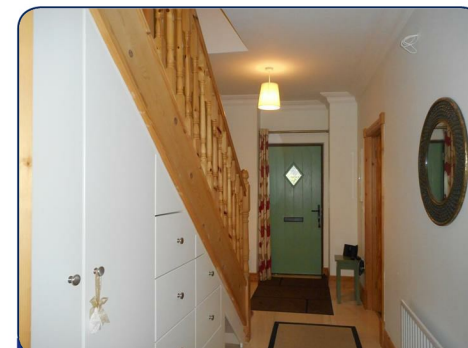
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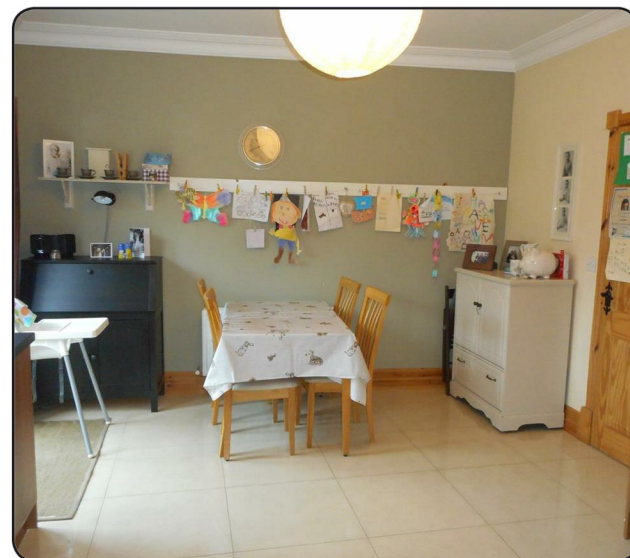
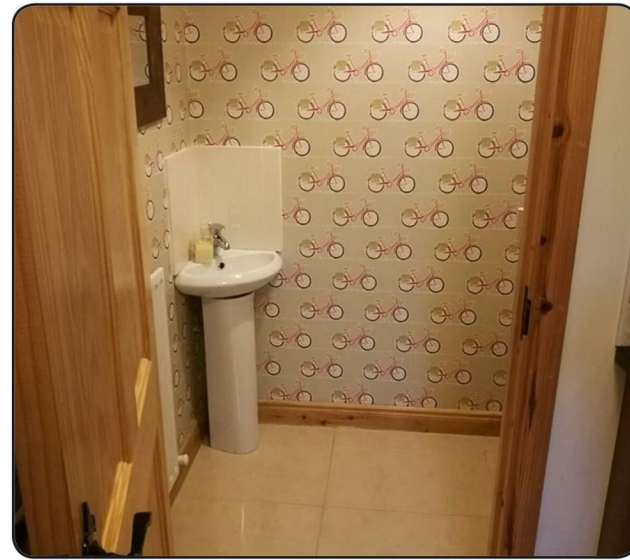
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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that 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



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ACCOMMODATION

HALL

Having ceiling cornicing, understairs storage, tiled floor.

LOUNGE

14'9" x 11' (4.50m x 3.35m)

Having attractive fireplace, ceiling cornicing, laminated wooden floor.

KITCHEN

14'10" x 12'4" (4.52m x 3.76m)

Having range of eye and low level units, hob, underoven, stainless steel extractor hood, single drainer stainless steel sink unit with mixer taps, plumbed for dishwasher, integrated fridge/freezer, tiling between units, tiled floor, ceiling cornicing, ample dining space, French doors to rear lawn.

UTILITY ROOM

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

DOWN STAIRS WHB & WC

Having tiled floor.

FIRST FLOOR

Landing having hotpress.

MASTER BEDROOM (1)

12'6" x 11'9" (to widest points) (3.81m x 3.58m (to widest points))

EN SUITE

Comprising of tiled walk in electric shower, WHB, WC, tiled floor.

BEDROOM (2)

11'8" x 10'6" (3.56m x 3.20m)

Having built in cupboard, French doors.

BEDROOM (3)

11'8" x 7'10" (to widest points) (3.56m x 2.39m (to widest points))

BATHROOM

Comprising of bath, WHB, WC, fully tiled walk in shower, tiled floor.

EXTERIOR FEATURES

Lawn to rear.