

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£165,000

FOR SALE



143 Ivy Mead, Derry/Londonderry, BT47 3WY

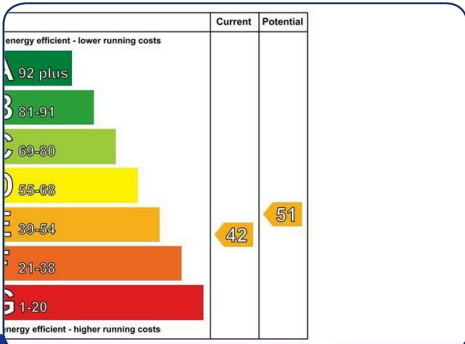
- DETACHED CHALET BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING E

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 cloaks cupboard, downstairs stoarge, tiled floor.

LOUNGE

15'11" x 12'3" (4.85m x 3.73m)

Having attractive firepLace with gas inset and granite hearth.

KITCHEN

17'1" x 10'10" (5.21m x 3.30m)

Having range of eye and low level units, hob, double oven, integrated fridge/freezer and dishwasher, 1 1/2 bowl stainless steel sink unit in granite worktop with mixer taps, stainless steel extractor hood, tiling between units, tiled floor, ample dining space with patio doors to rear lawn, recessed ceiling lighting.

UTILITY ROOM

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

MASTER BEDROOM (1)

12'0" x 10'7" (3.66m x 3.25m)

Having laminated wooden floor.

EN SUITE

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

BEDROOM (2)

12'2" x 7'5" (to widest points) (3.71m x 2.26m (to widest points))

BEDROOM (3)

13' x 9'10" (to widest points) (3.96m x 3.00m (to widest points))

Having laminated wooden floor.

BATHROOM

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

FIRST FLOOR

Landing having hotpress.

BEDROOM (4)

22' x 11'11" (to widest points) (6.71m x 3.63m (to widest points))

Having built in wardrobes.

BEDROOM (5)

17'5" x 9'10" (5.31m x 3.00m)

Having wall to wall built in wardrobes with sliding mirror doors.

SHOWER ROOM

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

EXTERIOR FEATURES

Lawns to front, side and rear.

Tarmac driveway.

Paved patio area.

Enclosed to rear by fence and gate.

