

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel Henry
ESTATE AGENTS

£75,000

FOR SALE



5 Sandale Park, Derry/Londonderry, BT48 8NR

- TOP FLOOR APARTMENT
- 2 BEDROOMS / 1 RECEPTION
- GAS HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- INTERCOM SYSTEM
- EPC RATING C

VIEWING STRICTLY BY APPOINTMENT ONLY

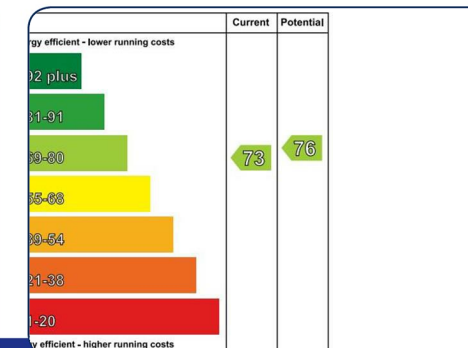
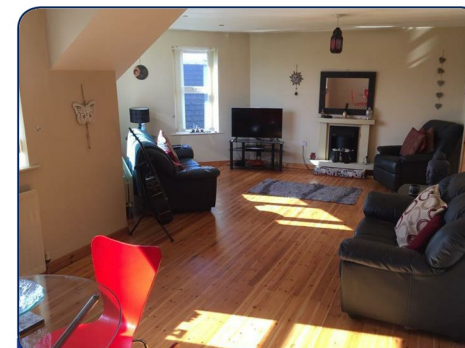
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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ACCOMMODATION

LANDING

Having 3 storage cupboards and wooden floor.

LOUNGE

24'9" x 17'5" (to widest points) (7.54m x 5.31m (to widest points))

Having ornamental fireplace and wooden floor.

KITCHEN

8'5" x 7'5" (2.57m x 2.26m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, space for fridge / freezer, integrated hob and underoven, extractor hood, plumbed for washing machine, recessed lighting, wooden floor.

BEDROOM 1

15'10" x 12'5" (to widest points) (4.83m x 3.78m (to widest points))

EN-SUITE Comprising fully tiled walk in electric shower, whb with tiling around, wc, extractor fan, laminated wooden floor.

BEDROOM 2

14'10" x 10'3" (to widest points) (4.52m x 3.12m (to widest points))

BATHROOM

Comprising bath with tiling around, fully tiled walk in shower, whb with tiling around, wc, extractor fan.

EXTERIOR FEATURES

Communal parking.

