

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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.

Daniel
Henry
ESTATE AGENTS

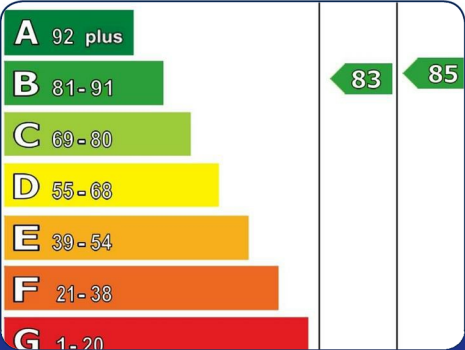
£125,000

FOR SALE

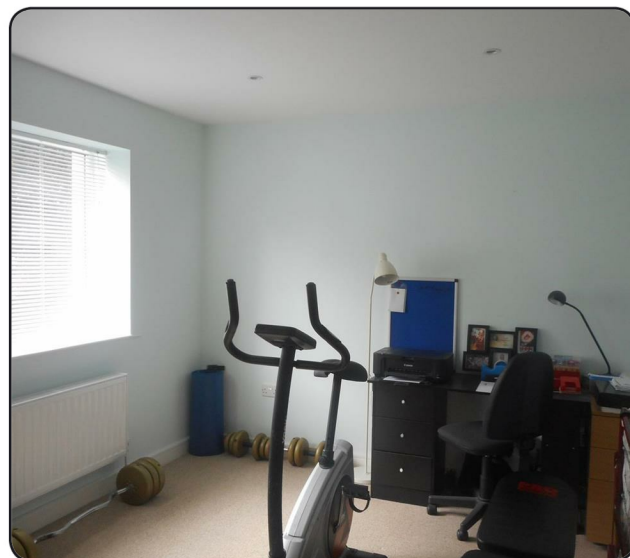
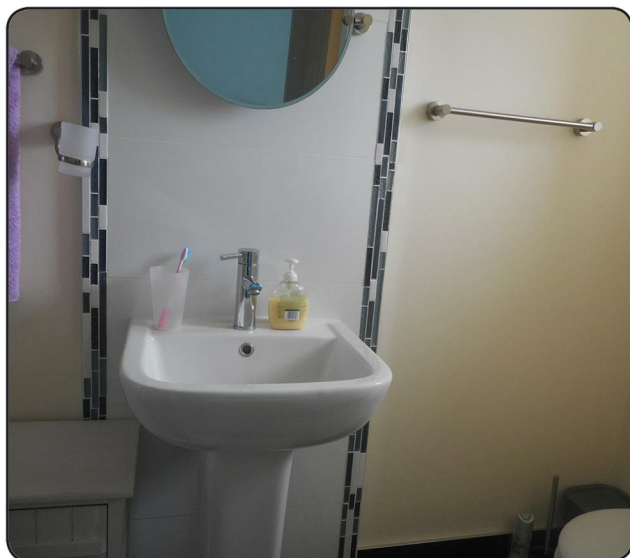
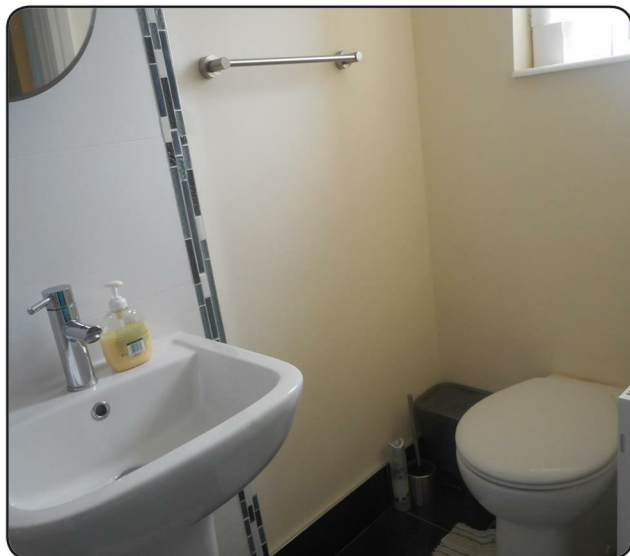


9 Oak Tree Manor Coolafinny Road, Derry/Londonderry,

- FIRST FLOOR 2 BED APARTMENT
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- EGLINTON VILLAGE
- EPC RATING B



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ACCOMODATION

HALLWAY

Having tiled floor, recessed lighting, storage cupboard plumbed for a washing machine, cloaks cupboard.

LIVING/KITCHEN

24' x 12'2" (7.32m x 3.71m)

Having recessed lighting, eye and low level units, gas hob, electric oven, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated fridge/freezer and dishwasher, stainless steel extractor hood, tiled floor in kitchen/dining area.

MASTER BEDROOM

11'7" x 10'8" (3.53m x 3.25m)

Wardrobes with sliding mirror doors, recessed lighting.

EN-SUITE

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

BEDROOM (2)

11'7" x 10'2" (3.53m x 3.10m)

Having built in wardrobe with sliding doors, recessed lighting.

BATHROOM

Comprising bath with shower fitting to taps, WHB, WC, walk in shower, part wall tiling, tiled floor

EXTERIOR FEATURES

Outdoor Shed