

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£159,950

FOR SALE



46 Kilburn Crescent, Derry/Londonderry, BT47 5QA

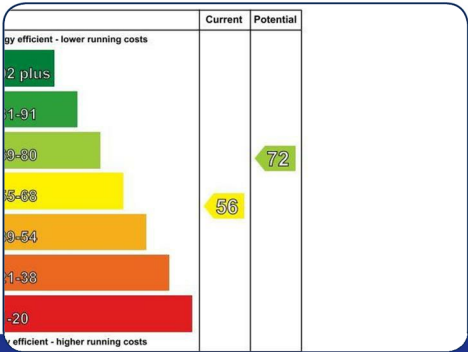
- SEMI DETACHED CHALET BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- CARPETS INCLUDED IN SALE
- EPC RATING D

VIEWING STRICTLY BY APPOINTMENT ONLY

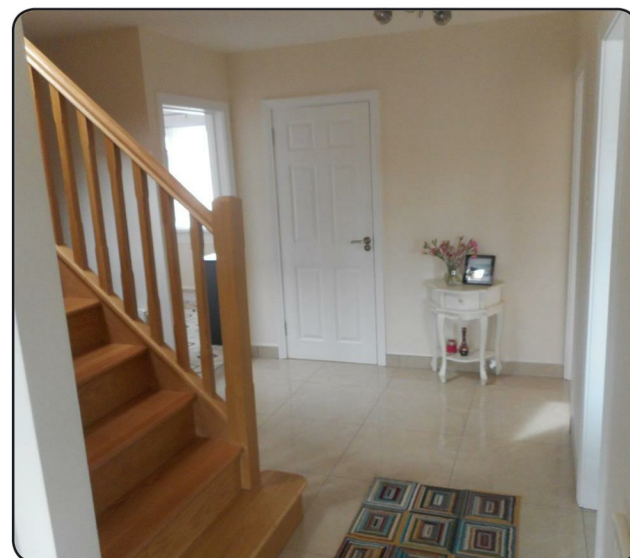
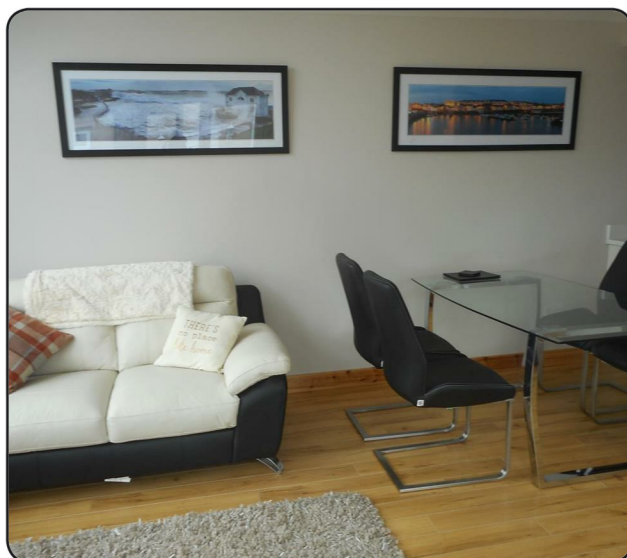
Agent:



- 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

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having oak staircase to first floor, glazed door to kitchen, tiled floor.

LOUNGE

16'2" x 11'11" (4.93m x 3.63m)

Having attractive fireplace, ceiling cornicing, laminated wooden floor.

KITCHEN/SUNROOM

25'2" x 13'10" (7.67m x 4.22m)

Having excellent range of eye and low level units with 'Silestone' worktops, ceramic hob set in brick, canopy with extractor hood, double oven, 1 1/2 bowl sink unit, integrated fridge, recessed lighting, wooden floor, ample dining and living space with French doors to side.

BEDROOM (1)

13'8" x 8'10" (4.17m x 2.69m)

BEDROOM (2)

10'4" x 8'10" (3.15m x 2.69m)

Having walk in store, laminated wooden floor.

SHOWER ROOM

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

FIRST FLOOR

Landing having laminated wooden floor.

BEDROOM (3)

16'8" x 11'3" (to widest points) (5.08m x 3.43m (to widest points))

Having eaves storage, laminated wooden floor.

BATHROOM

Comprising of bath with shower fitted to taps, WHB, WC.

EXTERIOR FEATURES

DETACHED GARAGE 19'5" x 11'7" Having roller door, light and power points, plumbed for washing machine, eye and low level units, side window and door.

Walled to front with double entrance gates.

Tarmac driveway.

Enclosed to rear by gate.

