

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

**Daniel
Henry**
ESTATE AGENTS

£75,000

FOR SALE



15 Sandale Park, Derry/Londonderry, BT48 8NR

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Waterside)
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk

- SECOND FLOOR 2 BEDROOM APRTMENT
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- SOLD AS SEEN
- AWAITING EPC

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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

HALL

Having cloaks cupboard, storage cupboard, tiled floor.

LOUNGE

14'7" x 14'5" (4.45m x 4.39m)

Having ornamental fireplace.

KITCHEN

13'10" x 11'2" (4.22m x 3.40m)

Having range of eye and low level units, 1/2 bowl stainless steel sink unit with mixer taps, tiling between units, hob, oven, stainless steel extractor hood, plumbed for washing machine, dining space.

BEDROOM (1)

13'1" x 12'4" (to widest points) (3.99m x 3.76m (to widest points))

EN SUITE

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

BEDROOM (2)

13'5" x 9'1" (to widest points) (4.09m x 2.77m (to widest points))

Having laminated wooden floor.

BATHROOM

Comprising of bath with handles, WHB, WC, walk in shower, part tiling.

