

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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 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

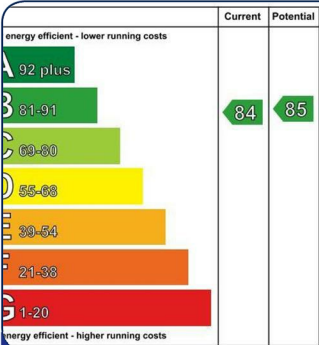
£155,000

FOR SALE



86 Waterfoot Park, Derry/Londonderry, BT47 6SY

- FIRST FLOOR 3 BEDROOM APARTMENT
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- BLINDS INCLUDED IN SALE
- SECURITY SYSTEM INSTALLED
- EPC RATING B



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ACCOMMODATION

HALL

Having cloaks cupboard, airing cupboard, wooden floor.

OPEN PLAN LOUNGE/DINING

20'4" x 18'4" (to widest points) (6.20m x 5.59m (to widest points))

Having attractive fireplace, recessed lighting, wooden floor, french doors to balcony.

OPEN PLAN TO KITCHEN

9'2" x 7' (2.79m x 2.13m)

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

MASTER BEDROOM (1)

14'3" x 12'10" (4.34m x 3.91m)

EN SUITE

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

BEDROOM (2)

11'1" x 10'4" (3.38m x 3.15m)

Having built in wardrobe.

BEDROOM (3)

16'6" x 9'5" (to widest points) (5.03m x 2.87m (to widest points))

BATHROOM

Comprising of bath with telephone hand shower to taps, WHB set in vanity unit. WC, tiled walk in shower, wooden floor.