

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£115,000

FOR SALE



201 Gortin Meadows, Newbuildings, BT47 2UA

- SEMI DETACHED HOUSE
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- STAIR CARPET INCLUDED IN SALE
- SECURITY SYSTEM INSTALLED
- EPC RATING B

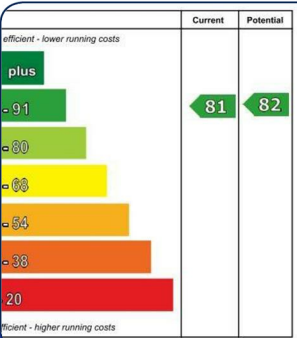
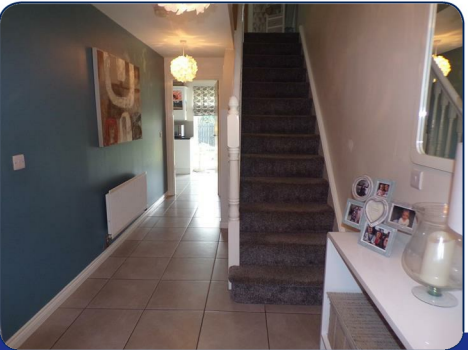
VIEWING STRICTLY BY APPOINTMENT ONLY

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

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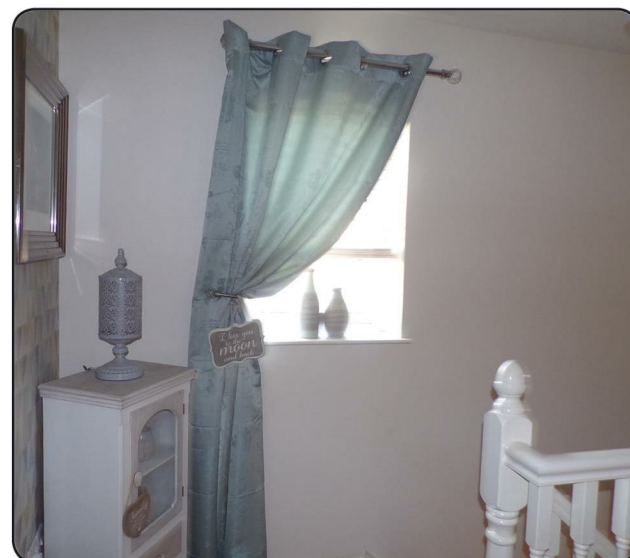
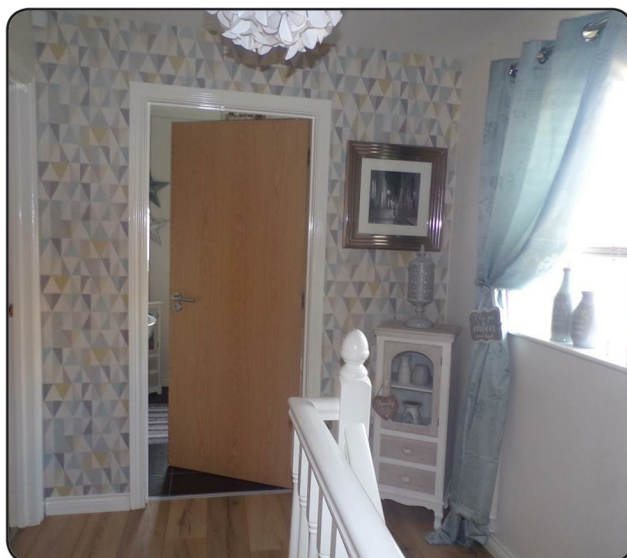
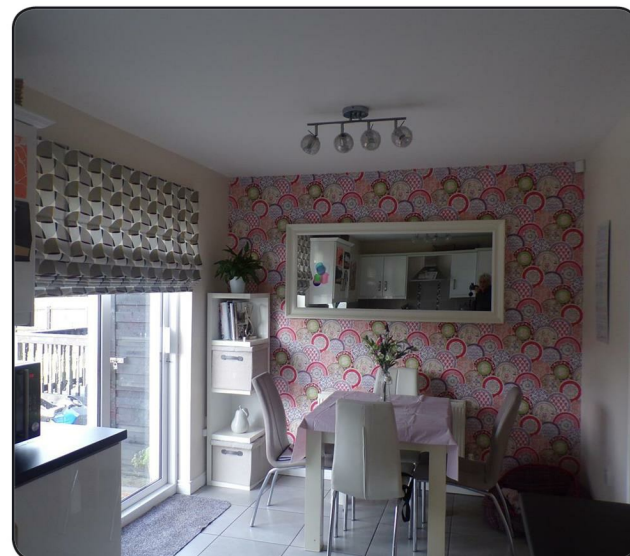
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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (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.



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ACCOMMODATION

HALL

Having tiled floor.

DOWNSTAIRS WHB & WC

Having tiled floor.

LOUNGE

16'8" x 10'7" (5.08m x 3.23m)

Having ornamental fireplace, laminated wooden floor.

KITCHEN

18'3" x 8'10" (5.56m x 2.69m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, oven, stainless steel extractor hood, integrated fridge/freezer, dishwasher and washing machine, tiled floor, dining space, sliding patio doors to rear.

FIRST FLOOR

Landing having airing cupboard, laminated wooden floor.

MASTER BEDROOM (1)

11'1" x 10'6" (3.38m x 3.20m)

Having built in wardrobes with sliding mirrored doors.

EN SUITE

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

BEDROOM (2)

11'5" x 11'2" (3.48m x 3.40m)

Having laminated wooden floor.

BEDROOM (3)

8'10" x 7'10" (2.69m x 2.39m)

Having laminated wooden floor.

BATHROOM

Comprising of Jacuzzi style bath with shower fitted to taps, shower screen, WHB, WC, tiled floor.

ATTIC

Having floor, lights.

EXTERIOR FEATURES

Tarmac driveway.

Paved patio area to rear.

Decked patio area.

Neat lawn to rear enclosed by fence and gate.

2 Shed with light and power points.

External power sockets.

