

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£89,950

FOR SALE



27 Creggan Heights, Derry/Londonderry, BT48 9QS

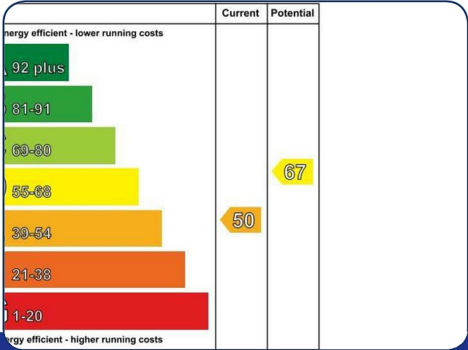
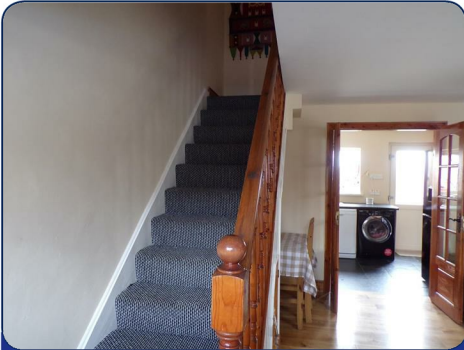
- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CLOSE TO SHOPS, SCHOOLS AND CHURCHES ETC
- EPC RATING E

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

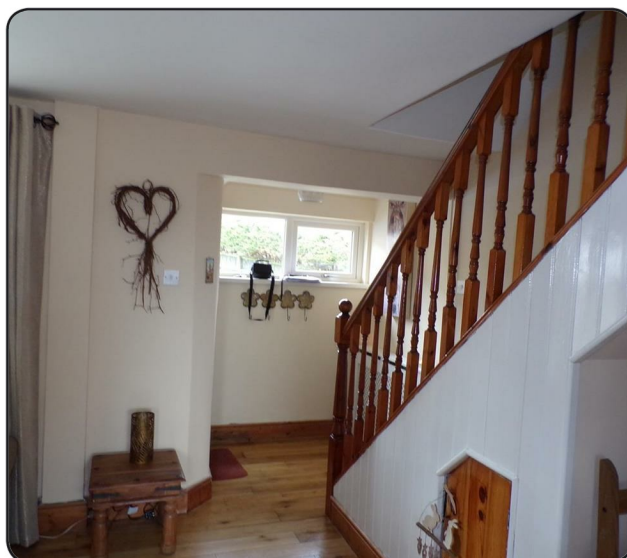


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  2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
  3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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  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

### LOUNGE

16'10" x 15'1" (to widest points) (5.13m x 4.60m (to widest points))  
Having multi fuel stove, semi solid wooden floor, double doors to Kitchen.

### KITCHEN

11'6" x 7'2" (3.51m x 2.18m)  
Having range of eye and low level units, single drainer stainless steel sink unit with mixer taps, gas hob, electric underoven, plumbed for washing machine and dishwasher, stainless steel extractor hood, part wall tiling, tiled floor.

### BATHROOM

Comprising of bath with telephone hand shower to taps, electric shower over bath, WHB, WC, PVC cladding to walls, tiled floor.

### FIRST FLOOR

#### BEDROOM (1)

13'6" x 9'1" (4.11m x 2.77m)  
Having double built in wardrobe, hotpress, laminated wooden floor.

#### BEDROOM (2)

9'9" x 9'5" (to widest points) (2.97m x 2.87m (to widest points))  
Having laminated wooden floor.

#### BEDROOM (3)

9'11" x 6'5" (3.02m x 1.96m)  
Having laminated wooden floor.

### EXTERIOR FEATURES

Lawns to front and rear.  
Lawn to rear enclosed by fence and gate.  
Decked patio area to rear.

