SPECIAL FEATURES OF THE PROPERTY INCLUDE:





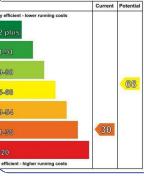


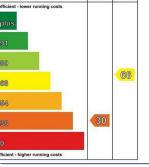














Agent:

Daniel Henry (Waterside)

34 Spencer Road, Londonderry BT47 6AA

Tel. 02871347539

waterside@danielhenry.co.uk www.danielhenry.co.uk

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



£142,500



33 Rockport Park, Derry/Londonderry, BT47 6JH

- SEMI DETACHED CHALET BUNGALOW
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT & FRENCH DOORS
- PANELLED INTERNAL DOORS
- SOLD AS SEEN
- EPC RATING F



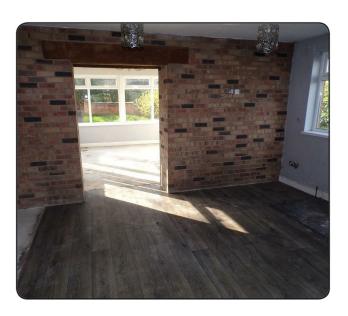




www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539













ACCOMMODATION

HALLWAY

Having hotpress, laminated wooden floor.

LOUNGE

15'4" x 11'10" (to widest points) (4.67m x 3.61m (to widest points)) Having wooden floor.

KITCHEN/DINING

23'7" x 15'2" (7.19m x 4.62m)

Having range of eye and low level units, tiling between, piped for gas cooker, space for American fridge/freezer, plumbed for washing machine, 2 bowl stainless steel sink unit with mixer taps, centre island with stainless steel bowl mixer taps and storage, tiled floor in Kitchen.

SUNROOM

14'6" x 12'5" (4.42m x 3.78m) Having French doors.

FAMILY/BEDROOM (4)

12'1" x 10'1" (3.68m x 3.07m)

Having wardrobes, laminated wooden floor.

BEDROOM (5)

8'9" x 8'7" (2.67m x 2.62m) Having recessed lighting.

BATHROOM

Comprising of walk in electric shower, WC, piped for WHB and bath, PVC cladding to walls.

FIRST FLOOR

Landing with storage.

BEDROOM (1)

15'8" x 15'2" (4.78m x 4.62m)

Having storage into roof space, laminated wooden floor.

BEDROOM (2)

11'11" x 9'11" (to widest points) (3.63m x 3.02m (to widest points))

BEDROOM (3)

10'9" x 8'10" (3.28m x 2.69m)

Having storage into roof space, laminated wooden floor.

EXTERIOR FEATURES

GARAGE

Garden to front enclosed by wall.

Screened driveway.

Garden to rear.

Concrete Shed with light and power points.





