

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**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

[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)

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**Daniel**  
**Henry**  
ESTATE AGENTS

£142,500

**FOR SALE**



**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



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## 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.

