

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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

£149,950

FOR SALE



65 Brookview Glen, Eglinton, BT47 3GW

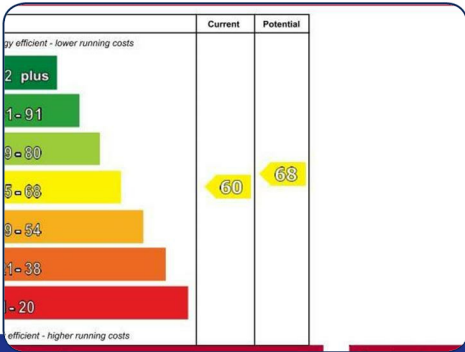
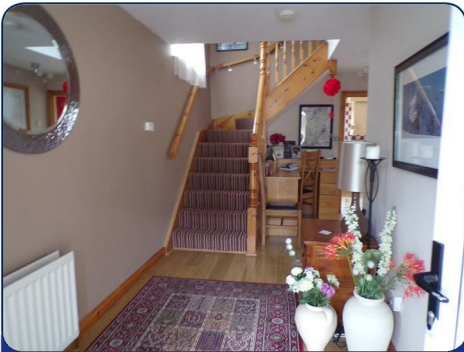
- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT & FRENCH DOORS
- EPC RATING D

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:



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





## ACCOMMODATION

### HALL

Having built in desk space, built in cupboard, laminated wooden floor.

### DOWNSTAIRS WHB & WC

Having tiled floor.

### KITCHEN

20'6" x 10'9" (6.25m x 3.28m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated dishwasher and fridge/freezer, matching pelmet over window, gas hob, electric underoven, stainless steel extractor hood, laminated wooden floor, ample dining space, French doors to rear.

### FIRST FLOOR

Landing having hotpress.

### LOUNGE

22'8" x 20'8" (to widest points) (6.91m x 6.30m (to widest points))

Having attractive fireplace with multi fuel stove, recessed lighting, laminated wooden floor, door to Balcony.

### BEDROOM (4)

10'9" x 9'11" (3.28m x 3.02m)

Having laminated wooden floor.

### BATHROOM

Comprising of bath with telephone hand shower to taps, WHB, WC, walk in electric shower, recessed lighting, fully tiled walls and floor.

### SECOND FLOOR

#### MASTER BEDROOM (1)

20'8" x 11'1" (to widest points) (6.30m x 3.38m (to widest points))

Having laminated wooden floor, door to Balcony.

#### ENSUITE

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

#### BEDROOM (2)

12'6" x 9'8" (3.81m x 2.95m)

Having laminated wooden floor.

#### BEDROOM (3)

10'7" x 9'3" (3.23m x 2.82m)

Having laminated wooden floor.

### EXTERIOR FEATURES

INTEGRAL GARAGE 18'1" X 11'7" Having roller door, light and power points.

Paved yard to rear enclosed by fence and gate.

