

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£259,950

FOR SALE



9 Baronscourt, Derry / Londonderry, BT48 7RH

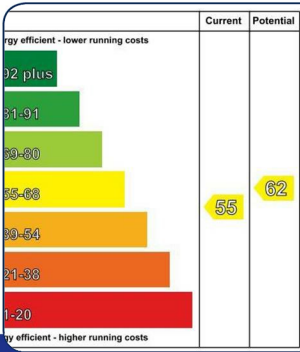
- DETACHED HOUSE
- 4 BEDROOMS / 3 RECEPTIONS
- PROVISION FOR OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- PANELLED INTERNAL DOORS
- DOUBLE GARAGE
- EPC RATING - D
- SOLD AS SEEN

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
www.propertypal.com



ACCOMMODATION

HALLWAY

Having ceiling cornicing, double doors leading to Lounge / Dining Area.

LOUNGE

26'5" x 15'1" (to widest points) (8.05m x 4.60m (to widest points))

Having attractive fireplace, ceiling cornicing, double doors leading to rear garden.

DINING AREA

13'9" x 10'5" (4.19m x 3.18m)

Having ceiling cornicing.

KITCHEN / DINING AREA

20'4" x 10'1" (6.20m x 3.07m)

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated hob and oven, plumbed for washing machine, space for fridge / freezer.

UTILITY ROOM

10' x 8'1" (3.05m x 2.46m)

Having low level units, single drainer stainless steel sink unit with mixer taps and tiling around.

WET ROOM

Comprising shower with PVC cladding to walls, whb vanity unit, wc, partly tiled walls, tiled floor.

FAMILY ROOM

12'9" x 12'3" (3.89m x 3.73m)

Having ceiling cornicing.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

15'8" x 12'9" (to widest points) (4.78m x 3.89m (to widest points))

Having built in wardrobes with sliding mirrored doors.

EN-SUITE

Comprising bath, fully tiled walk in shower, whb and wc, fully tiled walls.

BEDROOM 2

15'8" x 13'4" (to widest points) (4.78m x 4.06m (to widest points))

Having built in furniture.

BEDROOM 3

13'9" x 10'1" (4.19m x 3.07m)

Having built in wardrobes with sliding mirrored doors.

BEDROOM 4

10'4" x 7'7" (3.15m x 2.31m)

BATHROOM

Comprising bath, whb and wc, fully tiled walls.

EXTERIOR FEATURES

DOUBLE GARAGE 19'3" x 18' Having roller door, light and power points.

Garden to front bordered by trees.

Large garden to rear bordered by trees.

Brick and Concrete driveway.

