

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£145,000

FOR SALE



2 Mosley Park, Derry/Londonderry, BT47 5HR

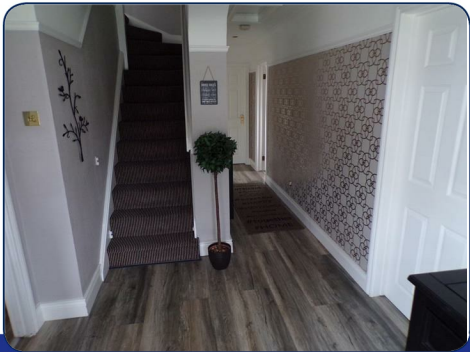
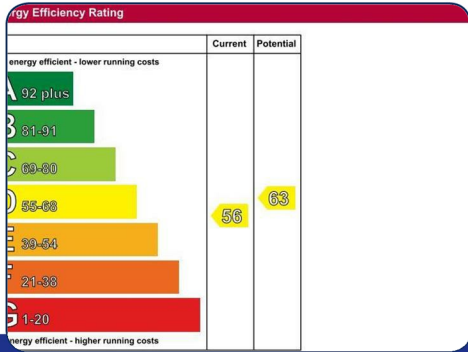
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

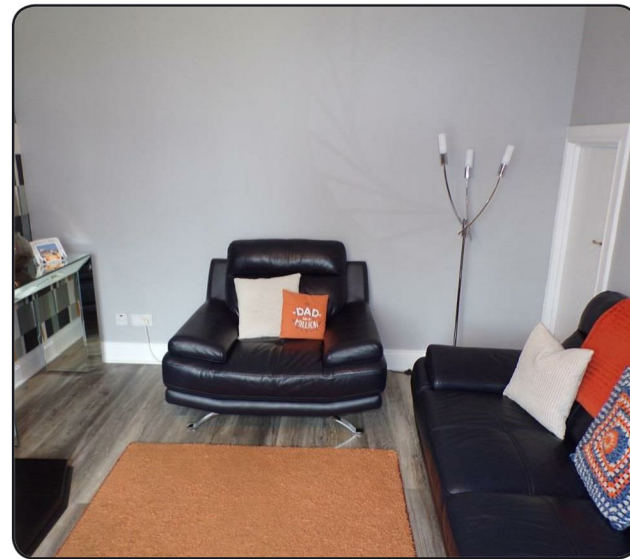


- Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:
1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of 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.

- SEMI DETACHED HOUSE
- 4 BEDROOMS / 2 RECEPTIONS
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- PANELLED INTERNAL DOORS
- EXTERNAL LIGHTING
- EPC RATING D



www.danielhenry.co.uk
www.propertypal.com



ACCOMMODATION

HALLWAY

Having recessed lighting and laminated wooden floor.

LOUNGE

13'2" x 11'5" (to widest points) (4.01m x 3.48m (to widest points))

Having attractive fireplace, ceiling cornicing, understairs storage and laminated wooden floor.

FAMILY ROOM

11'8" x 10'5" (to widest points) (3.56m x 3.18m (to widest points))

Having ornamental fireplace, ceiling cornicing and laminated wooden floor.

KITCHEN / DINING AREA

14'6" x 9'8" (4.42m x 2.95m)

Having eye and low level units, tiling between units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, gas hob, electric underoven, stainless steel extractor hood, space for American style fridge / freezer, plumbed for washing machine, ceiling beams.

BEDROOM 4 / DINING ROOM

12'5" x 11'8" (3.78m x 3.56m)

Having built in wardrobe with power points, laminated wooden floor.

SHOWER ROOM

Comprising fully tiled walk in electric shower, whb vanity unit, wc, recessed lighting, tiled floor.

FIRST FLOOR

BEDROOM 1

11'9" x 8'5" (to widest points) (3.58m x 2.57m (to widest points))

Having built in wardrobes.

BEDROOM 2

11'3" x 8'5" (to widest points) (3.43m x 2.57m (to widest points))

Having built in wardrobes.

BEDROOM 3

8' x 5'10" (2.44m x 1.78m)

BATHROOM

Comprising bath with shower attachment to taps, whb and wc, partly tiled walls, hotpress.

EXTERIOR FEATURES

GARAGE 19'8" x 13'1" Having roller door, side window and door, light, power points and heating.

Garden to front enclosed by wall.

Concrete driveway to rear.

Outside tap.

