

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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.

Daniel
Henry
ESTATE AGENTS

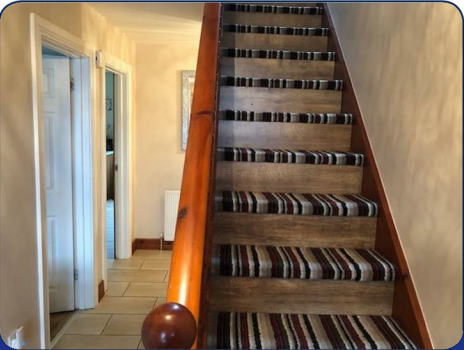
£180,000

FOR SALE

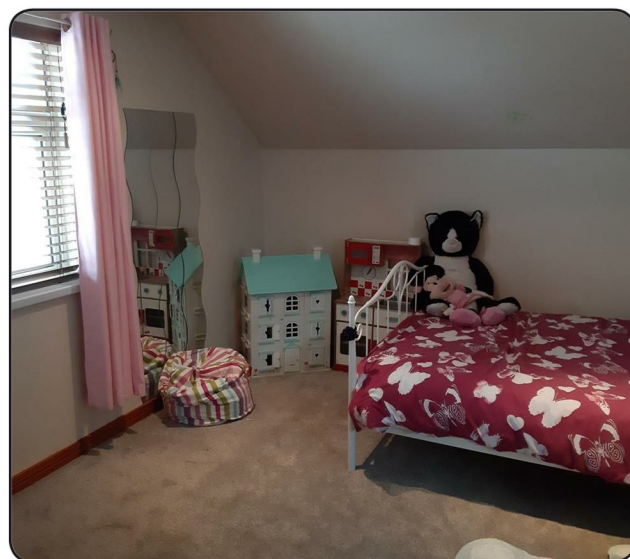
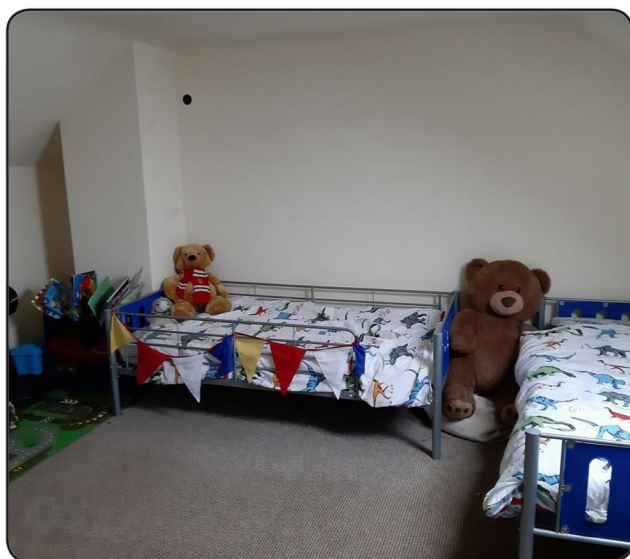


92 Hatmore Park, Derry/Londonderry, BT48 0AY

- SEMI DETACHED HOUSE
- 4 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- DETACHED GARAGE
- AWAITING EPC



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FREE

Mortgage Advice

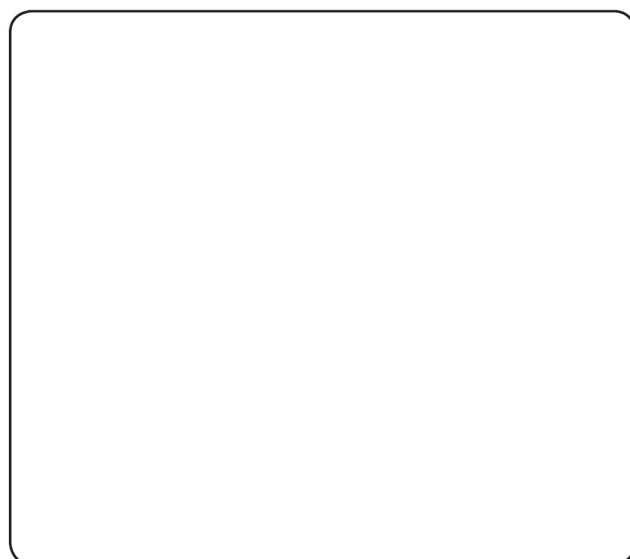
Have a no obligation chat with

DAVIS R J KERNOHAN

CERT CII (MP)

MORTGAGE BROKER

Mortgages Made Easy
105 Rathkeel Road, Broughshane, BT42 4QE or 34 Spencer Rd, BT47 4AA



ACCOMMODATION

HALLWAY

Having hotpress, understairs storage and tiled floor.

LOUNGE

15'5" x 11'7" (4.70m x 3.53m)

Having multi fuel stove with tiled hearth, ceiling cornicing and laminated wooden floor.

KITCHEN

13'11" x 11'8" (4.24m x 3.56m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, stainless steel extractor hood, space for fridge / freezer, plumbed for washing machine, recessed lighting, open plan to Dining Area.

DINING AREA

9'7" x 8'3" (2.92m x 2.51m)

Having tiled floor.

BEDROOM 1

10'6" x 9'6" (3.20m x 2.90m)

BEDROOM 2

11'5" x 9'8" (3.48m x 2.95m)

Having wall to wall built in wardrobes with sliding mirrored doors.

SHOWER ROOM

Comprising fully tiled walk in shower, whb set in vanity unit, wc, fully tiled walls and floor, recessed lighting.

FIRST FLOOR

LANDING

BEDROOM 3

14'11" x 11'10" (4.55m x 3.61m)

TOILET & WHB OFF

Comprising whb set in vanity unit, wc.

BEDROOM 4

15' x 10'10" (4.57m x 3.30m)

Having double built in wardrobes.

EXTERIOR FEATURES

DETACHED GARAGE Having roller door, light and power points, side window and door.

Neat lawn to front.

Yard to rear.

Tarmac driveway.