

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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

£179,950

FOR SALE



23 Summer Meadows Court, Derry/Londonderry, BT47

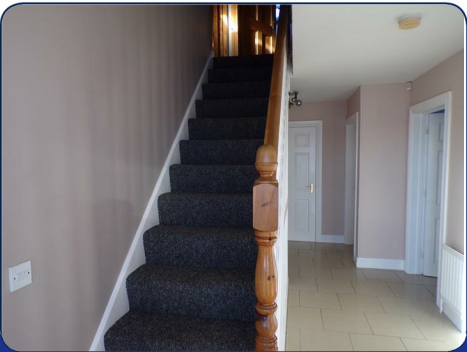
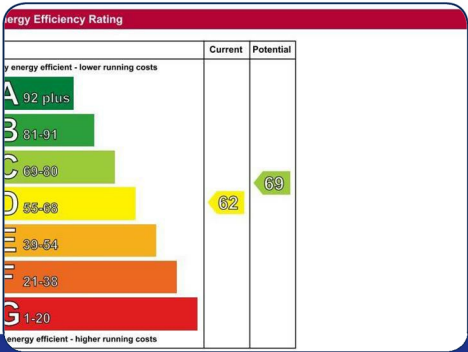
- DETACHED CHALET BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT & BACK DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING D

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 understairs storage, hotpress, tiled floor.

### LOUNGE

15'8" x 12'2" (4.78m x 3.71m)

Having attractive fireplace, ceiling cornicing, recessed lighting, laminated wooden floor, double doors to Kitchen.

### KITCHEN

12'11" x 12'1" (3.94m x 3.68m)

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, matching extractor hood and pelmet over window, gas, hob, electric underoven, open corner display shelves, integrated fridge/freezer and dishwasher, recessed lighting, tiled floor.

### UTILITY ROOM

Having low level unit, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, tiled floor.

### BEDROOM (1)

10'11" x 9'1" (3.33m x 2.77m)

Having laminated wooden floor.

### BEDROOM (2)

12'10" x 11' (3.91m x 3.35m)

### BATHROOM

Comprising of bath, WHB, WC, fully tiled walk in electric shower, part wood panelling to walls, recessed lighting, tiled floor.

### FIRST FLOOR

Landing

### SHOWER ROOM

Comprising of fully tiled walk in shower, WHB, WC.

### BEDROOM (3)

16'11" x 12'3" (5.16m x 3.73m)

Having built in wardrobes, headboard and lockers.

### BEDROOM (4)

16'10" x 9'11" (5.13m x 3.02m)

Having built in wardrobes, dressing table, headboard and lockers.

### EXTERIOR FEATURES

Lawns to front and rear.

Enclosed to rear by fence and gates.

