

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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  5. Any areas, measurements or distances referred to herein are approximate only.
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  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

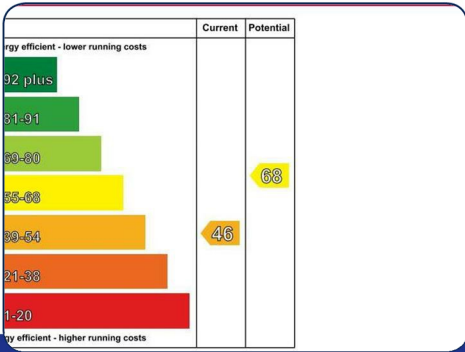
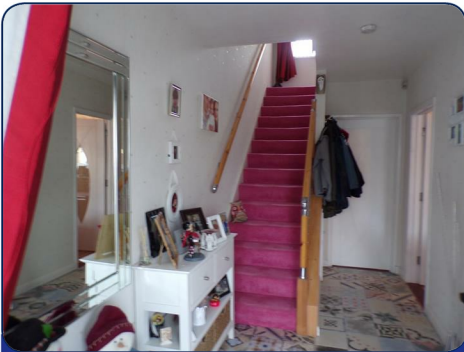
£105,000

FOR SALE



38 Dunverne Gardens, Eglinton, BT47 3AL

- END TERRACE HOUSE
- OIL FIRED & SOLID FUEL CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERNAL DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING E



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## ACCOMMODATION

### PORCH

Having tiled floor.

### HALL

Having downstairs storage, laminated wooden floor.

### LOUNGE

13'1" x 9'10" (3.99m x 3.00m)

Having fireplace with multi fuel stove, laminated wooden floor.

### KITCHEN/DINING AREA

14'6" x 9'1" (4.42m x 2.77m)

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, plumbed for washing machine and dishwasher, extractor hood, open display shelves, wine rack, plate rack, dining space, tiled floor.

### SHOWER ROOM

Comprising of walk in shower, WHB set in vanity unit, WC, fully tiled walls and floor.

### FIRST FLOOR

Landing with window.

### BEDROOM (1)

12' x 10'4" (3.66m x 3.15m )

Having laminated wooden floor.

### BEDROOM (2)

11'5" x 7'8" (3.48m x 2.34m)

Having laminated wooden floor.

### BEDROOM (3)

9'1" x 6'6" (2.77m x 1.98m)

Having laminated wooden floor.

### EXTERIOR FEATURES

Yard to front enclosed by wall and gate.

Neat lawn to rear.

Enclosed to rear by gate.

Paved patio area leading to lawn.

3 Sheds to rear.

### ESTIMATED ANNUAL RATES

Estimated Annual Rates: £640.20 (July 2019)