

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£99,950

**FOR SALE**



**33 Mosley Park, Derry/Londonderry, BT47 5HR**

- SEMI DETACHED CHALET
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC WINDOWS
- PVC FRONT & REAR DOORS
- SOLD AS SEEN
- EPC RATING F

**VIEWING STRICTLY BY APPOINTMENT ONLY**

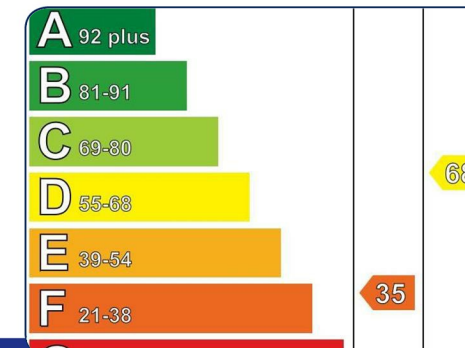
**Agent:**



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)







### PUBLIC NOTICE

DANIEL HENRY ESTATE AGENTS are now in receipt of an offer for the sum of £96,000 for 33 MOSLEY PARK, LONDONDERRY, BT47 5HR. Anyone wishing to place an offer on the property should contact DANIEL HENRY ESTATE AGENTS. 34 SPENCER ROAD, LONDONDERRY, BT47 6AA, 02871347539 prior to exchange of contracts.

### ACCOMMODATION

#### HALLWAY

Having understair storage.

#### LOUNGE

14' x 12'7" (to widest points) (4.27m x 3.84m (to widest points))

#### KITCHEN

12'4" x 10'1" (3.76m x 3.07m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, wired for cooker, plumbed for washing machine, space for fridge/freezer, hotpress, tiled floor.

#### DINING AREA

10'8" x 7'9" (3.25m x 2.36m)

### FIRST FLOOR

#### BEDROOM (1)

11' x 10'4" (to widest points) (3.35m x 3.15m (to widest points))

Having built in wardrobe, laminated wooden floor.

#### BEDROOM (2)

10' x 7'8" (3.05m x 2.34m)

#### BEDROOM (3)

10' x 6'5" (3.05m x 1.96m)

Having laminated wooden floor.

#### BEDROOM (4)

7'10" x 6'6" (2.39m x 1.98m)

Having laminated wooden floor.

### BATHROOM

Comprising of bath with electric shower over, WHB, WC, fully tiled walls, tiled floor.

### EXTERIOR FEATURES

#### GARAGE

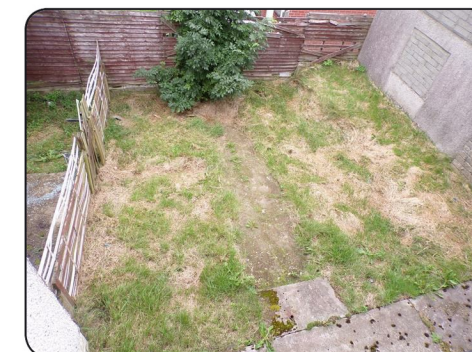
Garden to front.

Driveway.

Garden to rear.

### ESTIMATED ANNUAL RATES

Estimated Annual Rates: £746.90 (July 2019)



**FREE**  
Mortgage Advice  
Have a no obligation chat with  
DAVIS R J KERNOHAN  
CERT CII (MP)  
MORTGAGE BROKER

