

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)

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.

£150,000

49 Sandale Park, Derry/Londonderry, BT48 8NR

- SEMI-DETACHED HOUSE
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT AND BACK DOORS
- OIL FIRED CENTRAL HEATING
- TARMAC DRIVEWAY
- BLINDS INCLUDED IN SALE
- LAWN TO REAR
- EPC RATING D





## ACCOMMODATION

### HALL

Having ceiling cornicing and laminated wooden floor

### DOWNSTAIRS WC & WHB

Having WC, WHB, 1/2 tiled walls, tiled floor.

### LOUNGE

21'2" x 11'11" (to widest point) (6.45m x 3.63m (to widest point))  
Having attractive fireplace, ceiling cornicing and laminated wooden floor.

### KITCHEN

24' x 11'8" (to widest points) (7.32m x 3.56m (to widest points))  
Having eye and low level units, hob, oven, stainless steel sink unit set in granite worktop, plumbed for a washing machine, stainless steel extractor hood, tiling between unit, dining space, understair storage, ceiling cornicing, recessed lighting

### FIRST FLOOR

### LANDING

Having hotpress & ceiling cornicing

### MASTER BEDROOM

15'5" x 11'8" (to widest points) (4.70m x 3.56m (to widest points))  
Having built in wardrobe and laminated wooden floor.

### EN-SUITE

Comprising fully tiled walk in electric shower, WHb, WC, 1/2 tiled walls, tiled floor.

### BEDROOM (2)

11'8" x 8'6" (3.56m x 2.59m)  
Having laminated wooden floor

### BEDROOM (3)

12' x 9'2" (3.66m x 2.79m)  
Having laminated wooden floor

### BATHROOM

Comprising bath with telephone hand shower to taps, shower over, shower screen, WHB, WC.

### EXTERIOR FEATURES

Lawn to front bordered by wrought iron fence  
Double entrance gates  
Lawn to rear bordered by fence and Laurel hedging.  
Paved patio area to rear

### ESTIMATED ANNUAL RATES

ESTIMATED ANNUAL RATES: £1130.28 APPROX

