

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

**Daniel
Henry**
ESTATE AGENTS

£110,000

FOR SALE



33 Gortmonly Road, Magheramason, BT47 2RZ

- DETACHED BUNGALOW
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & FRENCH DOORS
- PANELLED INTERNAL DOORS
- VIEWS OF COUNTRYSIDE
- SOLD AS SEEN
- EPC RATING

VIEWING STRICTLY BY APPOINTMENT ONLY

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www.danielhenry.co.uk

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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.

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ACCOMMODATION

HALLWAY

Having hotpress and tiled floor

LOUNGE

13'8" x 12'7" (to widest points) (4.17m x 3.84m (to widest points))

Having fireplace, French doors, laminated wooden floor.

KITCHEN/DINING

13'8" x 10'8" (4.17m x 3.25m)

Having low level units, single drainer stainless steel sink unit, plumbed for washing machine, space for fridge/freezer, integrated hob and underoven, stainless steel extractor hood, tiled floor, French doors.

BEDROOM (1)

14'8" x 10'9" (to widest points) (4.47m x 3.28m (to widest points))

Having laminated wooden floor.

BEDROOM (2)

12'7" x 10'9" (3.84m x 3.28m)

BATHROOM

Comprising of bath with tiling around, WHB with tiling around, WC, fully tiled walk in electric shower, extractor fan, tiled floor.

EXTERIOR FEATURES

Garden to front and rear.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £847.71