



P. McDERMOTT

PROPERTY & MORTGAGES



**6 MILLSIDE CRESCENT,
PARK BT47 4BQ**

Excellent 3 bedroom mid-terrace property in the village of Park. It has been well cared for and is an ideal opportunity for either the first time buyer, investor or those looking to downsize. It is within easy walking distance of all local amenities and is within 20 minute drive of Derry.

Additional Features:

- Dual Heating - Oil Fired & Solid Fuel
- uPVC Double Glazed Windows
- uPVC Front and Back Door
- Vertical Blinds Throughout

PRICE: OFFERS AROUND £69,950

VIEWING: BY APPOINTMENT THROUGH AGENT

P. McDermott Property & Mortgages

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- Entrance Hall:** uPVC front door. Carpet. Telephone point. Cloak and storage under stairs.
- Living Room:** 11'6 x 12'6 Feature open fire with ornate surround. Tiled inset and tiled hearth. TV points. Carpet.
- Kitchen:** 15'10 x 10'5 Range of eye and low level fitted kitchen units with stainless steel single drainer sink. 'Hotpoint' electric free standing cooker. Tiled splash back above work top areas. Cushion flooring. Enclosed storage.
- Rear Porch:** Cushion flooring. uPVC back door.
- 1st Floor Landing:** Carpet to stairs and landing. Shelved hot Press.
- Bedroom 1:** 10'7 x 8'5 Carpet. Built-in wardrobe.
- Bedroom 2:** 9'8 x 7'1 Carpet.
- Bedroom 3:** 12'7 x 8'6 Carpet.
- Bathroom:** 6'11 x 7'2 Suite includes low flush wc, wash hand basin, bath with electric shower over. Walls part tiled.
- Exterior:** Front garden laid in lawn with planted beds and shrubs. Private garden to the rear with shrubs. Both gardens are very well maintained and cared for.



IMPORTANT INFORMATION

We endeavour to make our sales details accurate but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representations or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.