

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

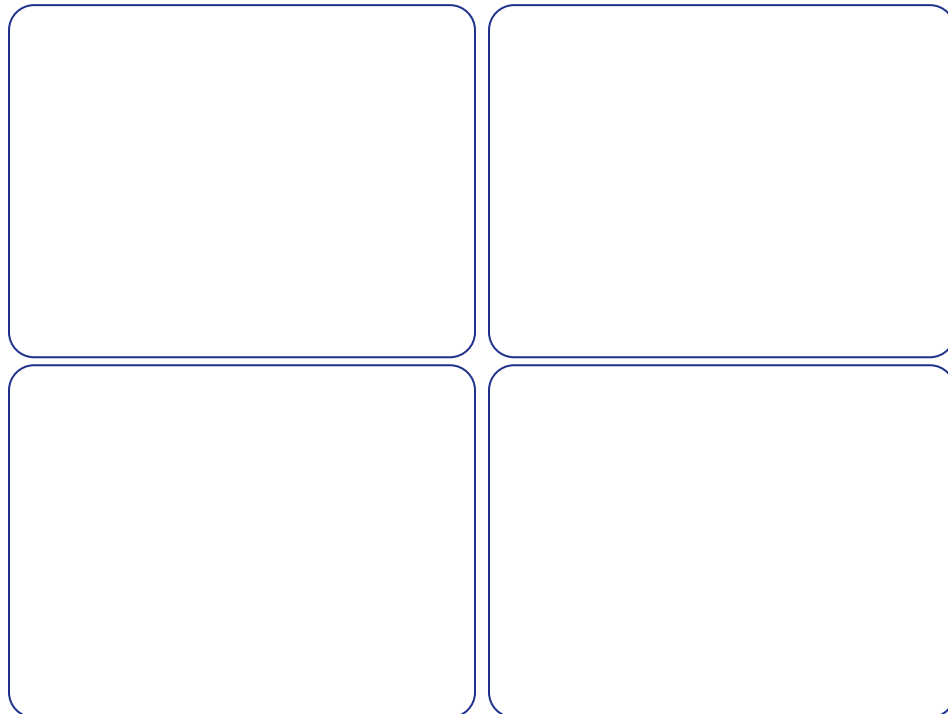


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VIEWING STRICTLY BY APPOINTMENT ONLY

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www.danielhenry.co.uk



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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.

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ESTATE AGENTS

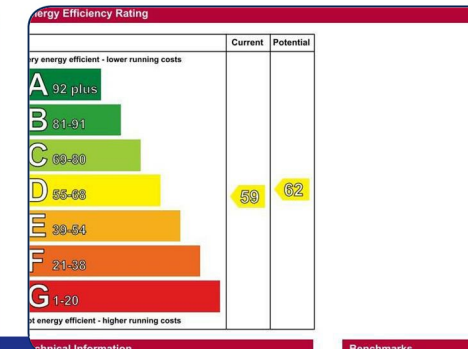
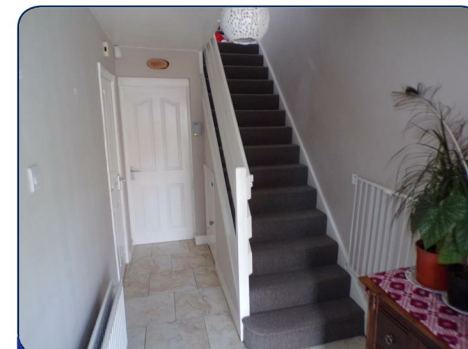
£132,500

FOR SALE

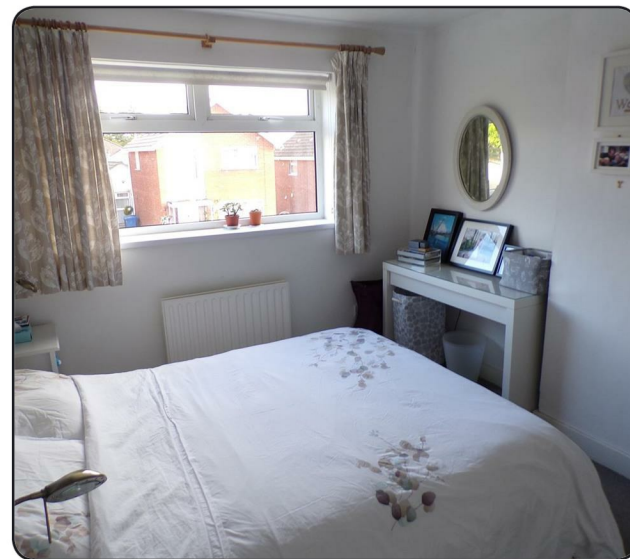


11 Cloverhill Avenue, Drumahoe, BT47 3SH

- DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- FRONT COMPOSITE DOOR WITH TRIPLE GLAZED SIDE LIGHT
- PANELLED INTERNAL DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- ALARM SYSTEM INSTALLED
- CONDENSING BOILER
- EPC RATING D



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ACCOMMODATION

HALLWAY

Having understair storage, tiled floor.

LOUNGE

14'3" x 10'10" (4.34m x 3.30m)

Having multi fuel stove set on tiled slate.

KITCHEN/DINING

16'11" x 11'5" (to widest points) (5.16m x 3.48m (to widest points))

Having range of eye and low level units, tiling between, 1 1/2 single drainer stainless steel sink unit with mixer taps, integrated induction hob, integrated underoven, extractor fan, integrated dishwasher, fridger, breakfast bar, recessed lighting, patio doors, tiled floor.

FIRST FLOOR

Landing with hotpress.

BEDROOM (1)

10'5" x 10'3" (3.18m x 3.12m)

Having built in sliding wardrobes.

BEDROOM (2)

12'10" x 9'8" (to widest points) (3.91m x 2.95m (to widest points))

Having sliding wardrobes.

BEDROOM (3)

9'8" x 7'3" (2.95m x 2.21m)

Having built in furniture.

BATHROOM

Comprising of bath with electric shower over, shower attached to taps, WHB vanity unit, WC, recessed lighting, heated towel rail, fully tiled walls, tiled floor.

ATTIC

Partially floored.

EXTERIOR FEATURES

GARAGE 16'9" x 9'1" Having up and over door, low level units, 1 1/2 single drainer stainless steel sink unit with cold water tap, light and power points, plumbed for washing machine, vented for tumble dryer, PVC door and window.

Garden to front enclosed by wall.

Driveway to side.

Garden to rear enclosed by fence with plants and shrubs.

Paved patio.

Outside light and tap.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £849.80 (Sept 2019)

