

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel
Henry
ESTATE AGENTS

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.
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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.

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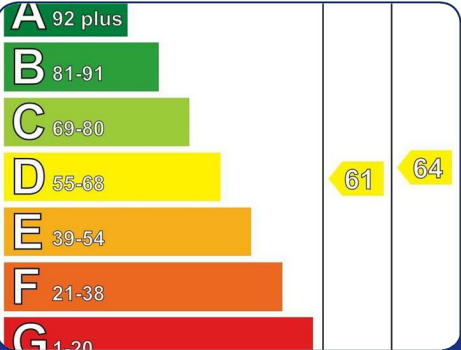
£145,000

FOR SALE



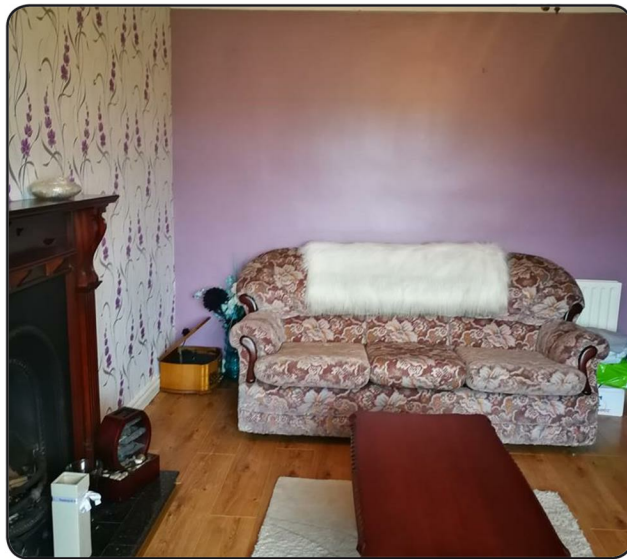
26 Ingleside Drive, Strabane, BT82 8QU

- DETACHED BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT GARAGE)
- PVC FRONT AND REAR DOORS
- CARPETS AND BLINDS INCLUDED IN SALE
- TARMAC DRIVEWAY
- EPC RATING - D



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ACCOMODATION

HALLWAY

LOUNGE

17' (into bay) x 12'7" (5.18m (into bay) x 3.84m)
Having attractive fireplace, ceiling cornicing, laminated wooden floor.

KITCHEN/DINING

22'6" x 13' (6.86m x 3.96m)
Having range of eye and low level units, matching pelmet with recessed lighting, open corner display shelves, wine rack, hob, under oven, corner extractor canopy, 1 1/2 bowl stainless steel unit with mixer taps, intergrated fridge, intergrated freezer and dishwasher, matching dresser and breakfast bar, tiling between units, ample dining space.

UTILITY ROOM

Plumbed for a washing machine, space for tumble dryer, hotpress, cloaks cupboard, tiled floor, toilet and WHB off having tiled floor

BEDROOM (1)

13'1" x 9'7" (3.99m x 2.92m)
Having ceiling cornicing

BEDROOM (2)

11'6" x 8'9" (3.51m x 2.67m)
Having ceiling cornicing.

BEDROOM (3)

9'8" x 7'9" (2.95m x 2.36m)
Having built in wardrobes, laminated wooden floor.

BATHROOM

Comprising of bath, WHB, WC, fully tiled walk in electric shower, remaining walls 1/2 tiled.

EXTERIOR FEATURES

Garage having roller door, light and power points, side window and door, radiator.
Neat lawn to front, side and rear.
Paved patio area to rear.
Tarmac driveway enclosed by wall and double entrance gates.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £1083.19 (Oct 2019)

