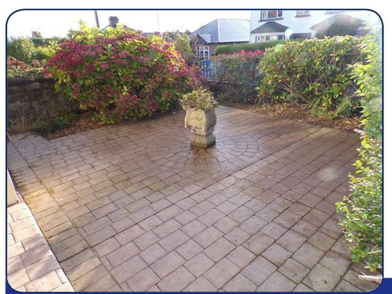
SPECIAL FEATURES OF THE PROPERTY INCLUDE:

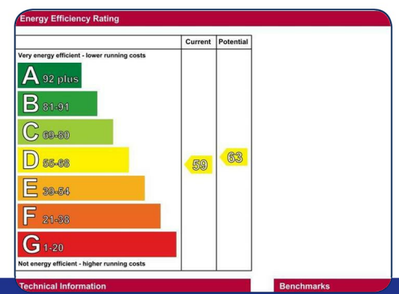
Daniel Henry ESTATE AGENTS

£175,000

28 Aberfoyle Crescent, Derry/Londonderry, BT48 7PG

- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PARTLY PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- BLINDS INCLUDED IN SALE
- EPC RATING





www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 028 7134 7539

Daniel Henry ESTATE AGENTS

VIEWING STRICTLY BY APPOINTMENT ONLY

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www.danielhenry.co.uk

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.

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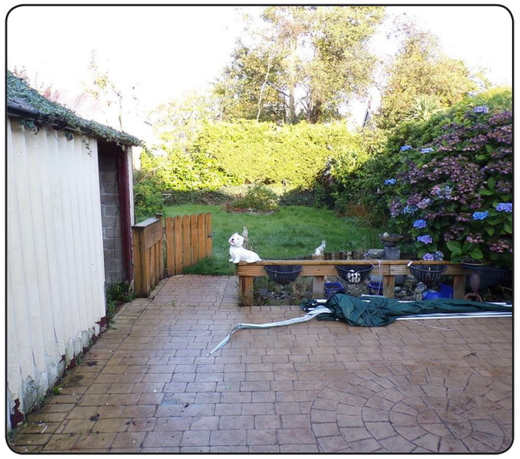

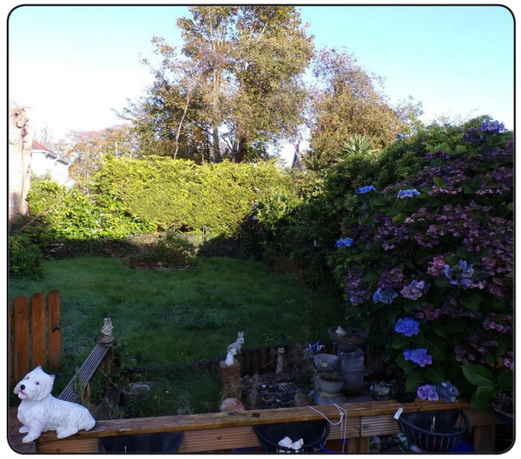

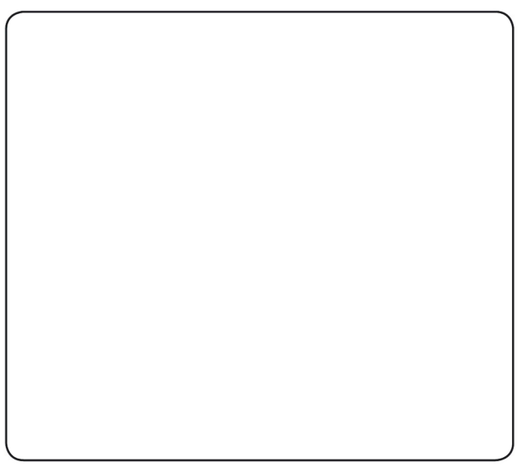

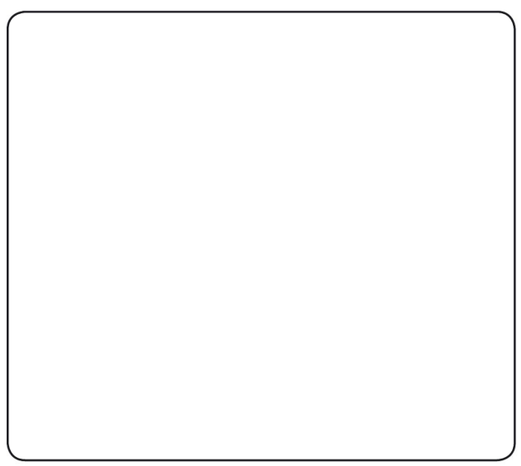

ACCOMMODATION

HALL
Having understairs storage, semi solid wooden floor.

LOUNGE/DINING
26' x 13'6" (to widest points) (7.92m x 4.11m (to widest points))
Having fireplace, picture rail, wall light points, semi solid wooden floor, Open plan to Kitchen

KITCHEN
8'4" x 7'5" (2.54m x 2.26m)
Having range of eye and low level units, tiling between units, matching extractor canopy, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, plumbed for washing machine, space for fridge/freezer, tiled floor.

FIRST FLOOR
Landing having leaded glass window, storage cupboard.

BEDROOM (1)
12'6" x 10'10" (3.81m x 3.30m)
Having laminated wooden floor.

BEDROOM (2)
10'11" x 9'7" (3.33m x 2.92m)
Having laminated wooden floor.

BEDROOM (3)
8'9" x 8'8" (2.67m x 2.64m)

SHOWER ROOM
Comprising of walk in electric shower, WHB set in vanity unit, WC, hotpress, partly tiled walls, tiled floor.

EXTERIOR FEATURES
Paved to front bordered by hedge, railings and double entrance gates.
Paved driveway to side.
Decked patio area leading to mature lawn stocked with plants, trees and shrubs etc.
Two sheds to rear.

ESTIMATED ANNUAL RATES
Estimated Annual Rates: £1318.66 (Oct 2019)