

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

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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.

Daniel
Henry
ESTATE AGENTS

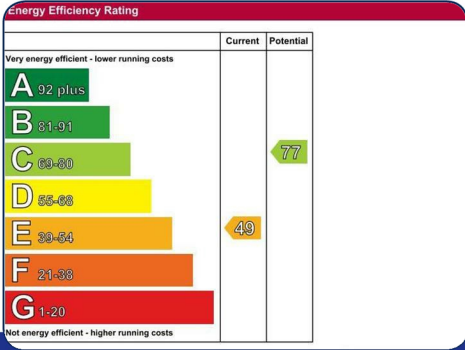
£147,500

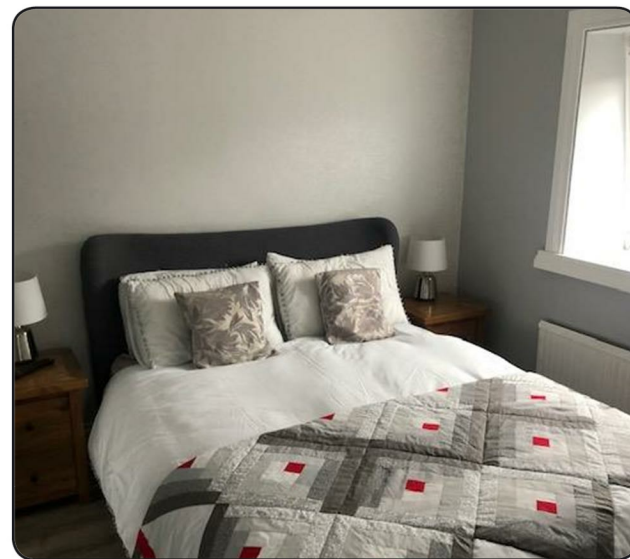
FOR SALE



67 Norburgh Park, Derry/Londonderry, BT48 0RG

- SEMI DETACHED CHALET BUNGALOW
- GAS HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX)
- PVC REAR DOORS
- PVC FACIA & GUTTERING WITH LIGHTING
- PANELLED INTERNAL DOORS
- BLINDS & CARPETS INCLUDED IN SALE
- EPC RATING E





ACCOMMODATION

HALLWAY

Having laminated wooden floor.

LOUNGE

14'6" x 10'2" (to widest points) (4.42m x 3.10m (to widest points))

Having attractive fireplace, laminated wooden floor.

KITCHEN/DINING

16'5" x 12'2" (5.00m x 3.71m)

Having range of eye and low level units, tiling between units, integrated hob and underoven, extractor hood, integrated fridge/freezer, plumbed for washing machine, understair storage, recessed lighting, French doors.

FIRST FLOOR

Landing having hotpress.

BEDROOM (1)

12'7" x 11' (3.84m x 3.35m)

BEDROOM (2)

11' x 9'10" (3.35m x 3.00m)

Having built in sliding wardrobes, laminated wooden floor.

BEDROOM (3)

9'5" x 7'10" (to widest points) (2.87m x 2.39m (to widest points))

BATHROOM

Comprising of bath with electric shower over, WHB, WC, fully tiled walls, tiled floor, extractor fan.

EXTERIOR FEATURES

Garden to front.

Tarmac driveway.

Garden to rear.

Paved patio to rear enclosed by fence.

Outside tap.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £941.90 (Oct 2019)

