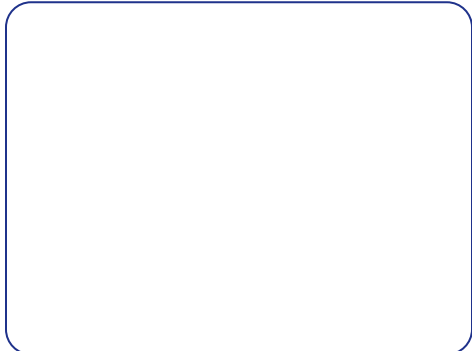
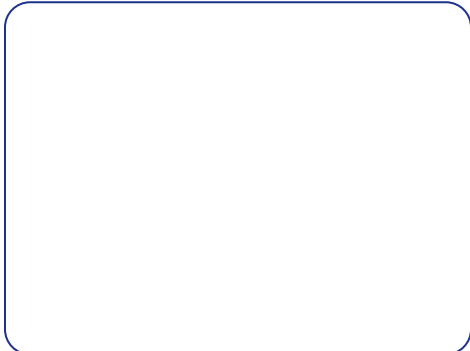
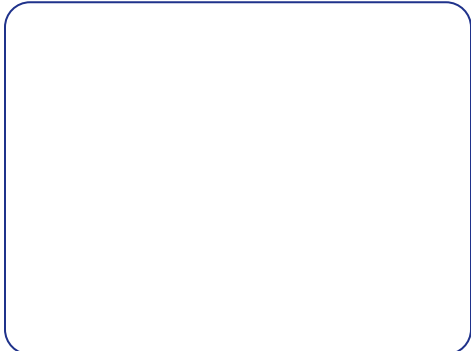


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



FREE
Mortgage Advice
Have a
no obligation
chat with
DAVIS R J KERNOHAN
CERT CII (MP)
MORTGAGE BROKER



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Waterside)**
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www.danielhenry.co.uk
www.propertypal.com

- 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.

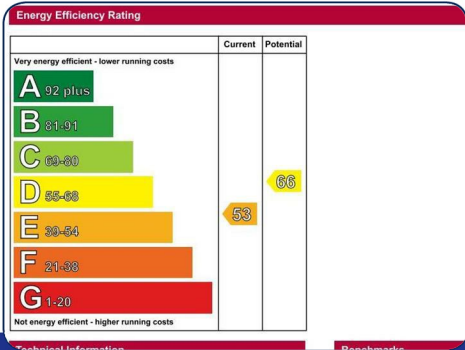
Daniel Henry
ESTATE AGENTS

£95,000



71 Foyle Crescent, Newbuildings, BT47 2QP

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



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ACCOMMODATION

HALL

Having laminated wooden floor.

LOUNGE/DINING

21'8" x 11'9" (to widest points) (6.60m x 3.58m (to widest points))

Having ornamental tiled fireplace with mahogany carved surround, ceiling cornicing, laminated wooden floor.

KITCHEN

11'6" x 11'3" (3.51m x 3.43m)

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, space for electric cooker and fridge/freezer, extractor hood, plumbed for dishwasher, understairs storage, tiled floor.

FIRST FLOOR

BEDROOM (1)

12'11" x 11' (to widest points) (3.94m x 3.35m (to widest points))

BEDROOM (2)

11' x 8'9" (to widest points) (3.35m x 2.67m (to widest points))

Having double built in wardrobes, hotpress.

BEDROOM (3)

9'6" x 8' (2.90m x 2.44m)

Having double built in wardrobes.

SHOWER ROOM

Comprising of fully tiled walk in electric shower, WHB, fully tiled walls.

SEPARATE WC

EXTERIOR FEATURES

Neat lawns to front and rear.

Driveway and lawn to front bordered by wall, hedge and double entrance gates.

Rear lawn bordered by wall and hedge.

Paved patio to rear.

Boiler store plumbed for washing machine.

Garden shed.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £588.68 (Jan 2020)

