

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

FREE

Mortgage Advice

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DAVIS R J KERNOHAN
CERT CII (MP)
MORTGAGE BROKER





£115,000

FOR SALE



70 Drumard Park, Derry/Londonderry, BT48 0FL

- SEMI DETACHED HOUSE
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT
- PVC BACK DOOR
- OIL FIRED CENTRAL HEATING
- CARPETS AND BLINDS INCLUDED IN SALE
- SECURITY SYSTEM INSTALLED
- TARMAC PARKING TO FRONT
- EPC RATING D

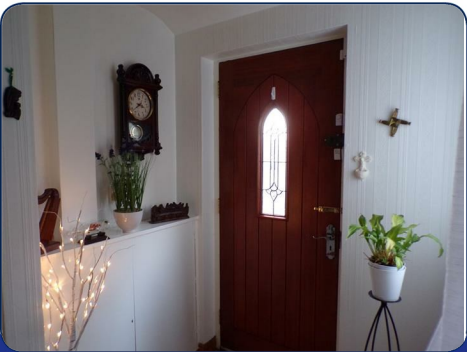
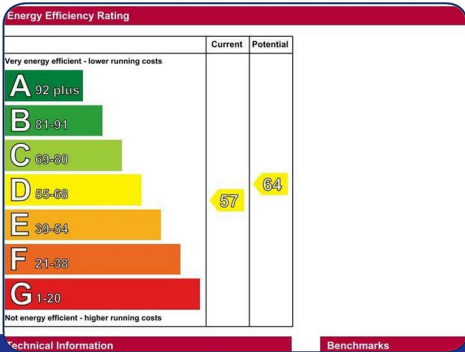
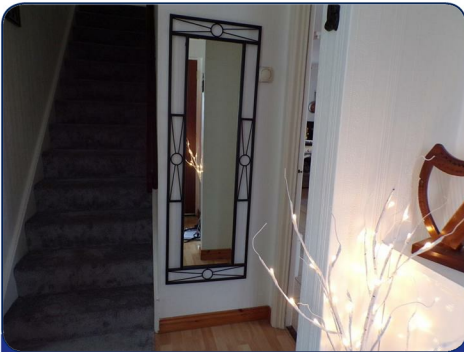
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

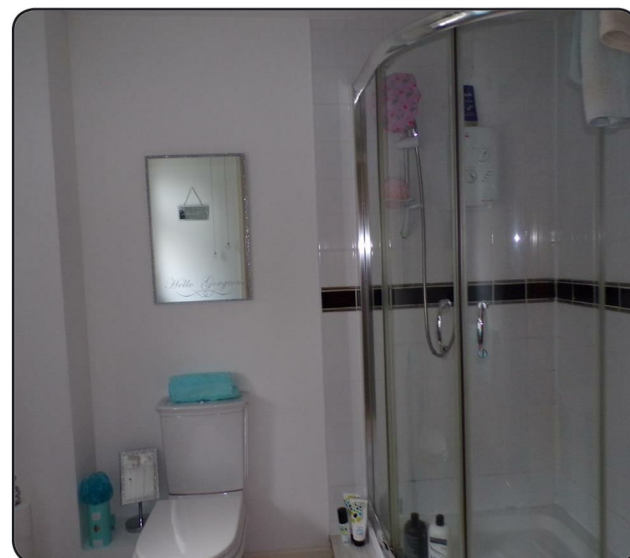


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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be 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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ACCOMODATION

HALLWAY

Having laminated wooden floor.

LOUNGE

17'8" x 11' (5.38m x 3.35m)

Having fireplace with tiled inset and hearth, french doors to rear, laminated wooden floor.

KITCHEN

17'8" x 11'11" (5.38m x 3.63m)

Having range of eye and low level units, single bowl stainless steel single unit with mixer taps, plumbed for automatic washing machine and dishwasher, tiling between units, tiled floor, ample dining space.

REAR HALLWAY

Having toilet and WHB off, under stairs storage cupboard.

FIRST FLOOR

Landing having hotpress and storage cupboard.

BEDROOM (1)

11'1" x 10'3" (to widest points) (3.38m x 3.12m (to widest points))

Having built in wardrobe, laminated wooden floor.

BEDROOM (2)

11'11" x 9'11" (3.63m x 3.02m)

Having double built in wardrobes, laminated wooden floor.

BEDROOM (3)

8'1" x 7'1" (2.46m x 2.16m)

Having laminated wooden floor.

SHOWER ROOM

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

EXTERIOR FEATURES

Paved patio area to rear.

Lawn to rear bordered by fence and gate.

Outside lights to front and rear.

Outside tap.

ESTIMATED ANNUAL RATES

Estimated Annual rates: £753.52 (Jan 2020)

