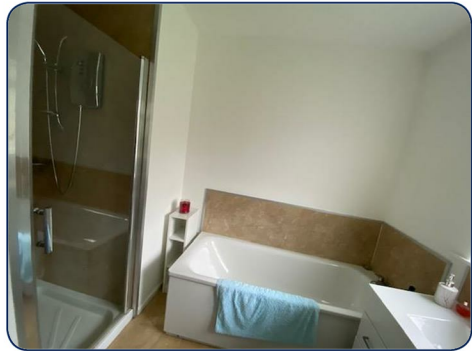


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



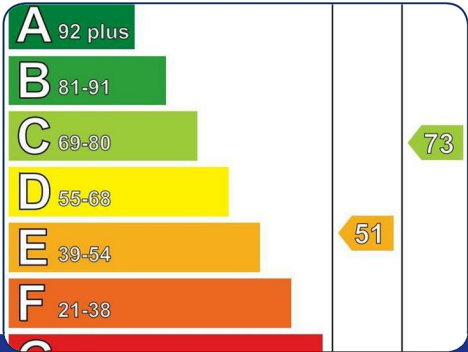
£139,950

FOR SALE



36 The Beeches, Derry/Londonderry, BT47 3XS

- DETACHED BUNGALOW
- OIL FIRED & SOLID FUEL HEATING
- DOUBLE GLAZED WINDOWS THROUGHOUT
- TARMAC DRIVEWAY
- CUL DE SAC LOCATION
- LAWNS TO FRONT AND REAR
- DETACHED GARAGE
- EPC RATING E



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:



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.

www.danielhenry.co.uk
www.propertypal.com



ACCOMMODATION

HALL

Having laminated wooden floor, hotpress

LOUNGE

15'7" x 12'8" (to widest points) (4.75m x 3.86m (to widest points))

Having fireplace with back boiler

KITCHEN

15'7" x 10'9" (4.75m x 3.28m)

Having range of eye and low level units, single drainer stainless steel sink unit with mixer taps, extractor canopy, Indesit Cooker, Samsung fridge freezer, tiling between units, tiled floor, breakfast bar.

BEDROOM (1)

13'8" x 9'9" (4.17m x 2.97m)

Having laminated wooden floor

BEDROOM (2)

13'3" x 9'9" (4.04m x 2.97m)

Having built in wardrobes with sliding doors

BEDROOM (3)

10'2" x 8'9" (3.10m x 2.67m)

Laminated wooden floor

BATHROOM

Comprising bath, walk in electric shower with PVC cladding to walls, WHB set in vanity unit, WC, tiled floor.

EXTERIOR FEATURES

DETACHED GARAGE 20'6" X 13'7"

Having roller door

Light and power point

Side window and door

Neat lawns to front and rear with rockery to rear

Paved patio area

ESTIMATED ANNUAL RATES

ESTIMATED ANNUAL RATES: £1102.04 (as of 16/6/20)

