

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£95,000

**FOR SALE**



**1 Greenmount Gardens, Claudy, BT47 4HS**

- END TERRACE HOUSE HOUSE
- OIL FIRED & SOLID FUEL CENTRAL HEATING
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING E

**VIEWING STRICTLY BY APPOINTMENT ONLY**

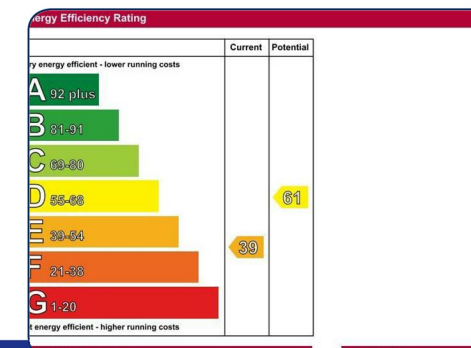
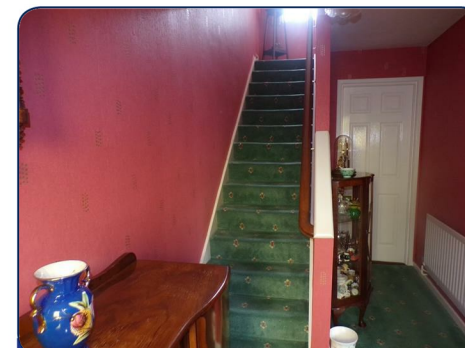
**Agent:**

**Daniel Henry**  
ESTATE AGENTS

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[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)







**ACCOMMODATION**

**HALL**

Having downstairs storage, 'Georgian' glazed door to lounge.

**LOUNGE**

13' x 11'6" (to widest points) (3.96m x 3.51m (to widest points))

Having fireplace, 'Georgian' glazed door to Kitchen.

**KITCHEN**

11'6" x 6'7" (3.51m x 2.01m)

Having eye and low level units, matching pelmet over window, tiling between units, single drainer stainless steel sink unit with mixer taps, cooker, corner extractor canopy, integrated fridge/freezer, plumbed for washing machine, breakfast bar, tiled floor.

**BATHROOM**

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

**FIRST FLOOR**

**BEDROOM (1)**

12'2" x 10'5" (3.71m x 3.18m)

Having built in wardrobes with sliding mirror doors, built in headboard and lockers with cupboards over.

**BEDROOM (2)**

11'7" x 7'8" (3.53m x 2.34m)

**BEDROOM (3)**

8'8" x 6'6" (2.64m x 1.98m)

**EXTERIOR FEATURES**

GARAGE 15' X 15' Having double doors, light and power points.

Neat lawns to front and side bordered by mature hedge, stocked with plants and shrubs.

Tarmac driveway.

Enclosed to rear by fence and gate.

Burner store/Shed

**ESTIMATED ANNUAL RATES**

Estimated Annual Rates: £598.93 (Aug 2020)



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