

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

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DAVIS R J KERNOHAN
CERT CII (MP)
MORTGAGE BROKER





£102,000

FOR SALE



39 Crannog Park, Strathfoyle, BT47 6NF

- MID TERRACE HOUSE
- OIL FIRED & SOLID FUEL CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- PVC FASCIA & GUUTERING
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING E

VIEWING STRICTLY BY APPOINTMENT ONLY

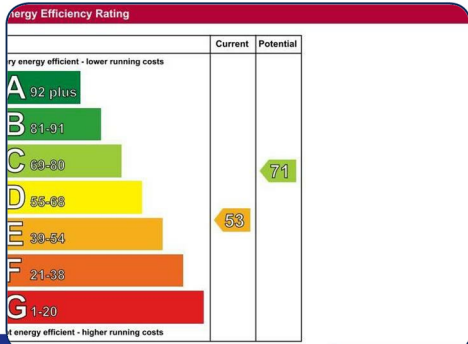
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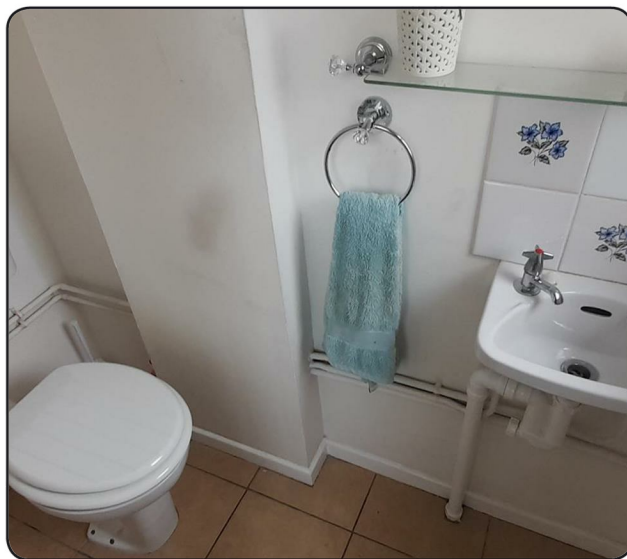


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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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ACCOMMODATION

HALLWAY

Having partly glazed door to Kitchen.

LOUNGE

13'5" x 11'6" (4.09m x 3.51m)

Having attractive fireplace with granite hearth.

KITCHEN

17'9" x 11'6" (5.41m x 3.51m)

Having range of eye and low level units, concealed lighting under units, single drainer stainless steel sink unit with mixer taps, hob, underoven, extractor hood, plumbed for washing machine, ample dining space, understairs storage, tiled floor.

REAR HALLWAY

Having tiled floor.

GUEST TOILET & WHB

Having tiled floor.

FIRST FLOOR

Landing having hotpress and storage cupboard.

BEDROOM (1)

11'6" x 10'4" (3.51m x 3.15m)

BEDROOM (2)

11'6" x 9'10" (3.51m x 3.00m)

Having double built in wardrobe.

BEDROOM (3)

8'9" x 7'3" (2.67m x 2.21m)

BATHROOM

Comprising of bath with shower fitted to taps, WHB, WC, part tiling around bath.

EXTERIOR FEATURES

Neat lawn to front enclosed by fence and gate.

Paved yard to rear bordered by fence and gate.

Outside light and tap.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £574.98 (Sept 2020)

