

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
ESTATE AGENTS

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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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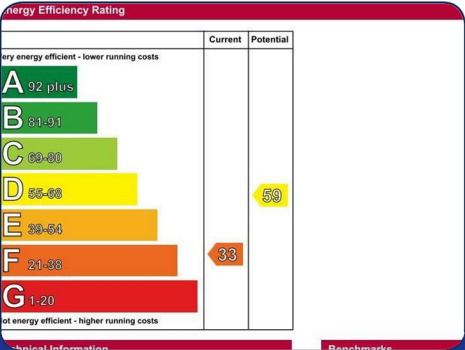
£250,000

FOR SALE



17 Victoria Park, Derry/Londonderry, BT47 2AD

- DETACHED CHALET BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT & BACK DOORS
- GARAGE
- WIRED FOR ALARM
- BEAUTIFULLY LANDSCAPED LAWNS
- EXCELLENT VIEWS
- EPC RATING F



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We are delighted to bring to the market this superb detached chalet bungalow situated in one of the City's most exclusive parks. This is a rare opportunity to acquire a home in this beautiful setting. The property nestles on a stunning site amongst the trees with tranquil views over River Foyle, Peace Bridge and City. Just a short walk to the City centre and river walks and all other amenities.

Viewing is highly recommended.

ACCOMMODATION

SPACIOUS HALLWAY

Having ceiling corning, two cloak cupboards, double doors leading to Lounge.

LOUNGE / DINING AREA

24'10" into bay x 13'10" to widest points (7.57m into bay x 4.22m to widest points)
Having attractive fireplace, dual aspect, ceiling corning.

KITCHEN

17'2" x 15'4" to widest points (5.23m x 4.67m to widest points)
Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, 'Belling' cooker, extractor hood, dishwasher, fridge/freezer, ample dining space.

UTILITY ROOM

7'6" x 5'1" (2.29m x 1.55m)
Having low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine.

FAMILY ROOM / BEDROOM 4

14'6" x 11'8" to widest points (4.42m x 3.56m to widest points)

BEDROOM 3

15' x 12' to widest points (4.57m x 3.66m to widest points)

BATHROOM

Comprising bath, whb and wc, fully tiled walk in electric shower, remaining walls 1/2 tiled.

STAIRCASE LEADING TO FIRST FLOOR

Having mahogany handrail and balustrades.

LANDING

Having toilet and whb off with 1/2 tiled walls.

BEDROOM 1

14'10" x 11'9" to widest points (4.52m x 3.58m to widest points)

BEDROOM 2

13'10" x 9'3" to widest points (4.22m x 2.82m to widest points)
Having two built in wardrobes.

EXTERIOR FEATURES

GARAGE 22'3" x 13'7" Having up and over door, light and power points.

Magnificent landscaped lawns to front, side and rear stocked with abundance of mature plants, trees and shrubs. This property nestles amongst mature trees with boundary extending to almost the entrance to Victoria Park. Paved patio areas to front and rear bordered by feature wall.

VIEWING IS HIGHLY RECOMMENDED.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £2395.75 (Sept 2020)

