

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



FREE
Mortgage Advice
Have a
no obligation
chat with
DAVIS R J KERNOHAN
CERT CII (MP)
MORTGAGE BROKER



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Waterside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk

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

Daniel
Henry
ESTATE AGENTS

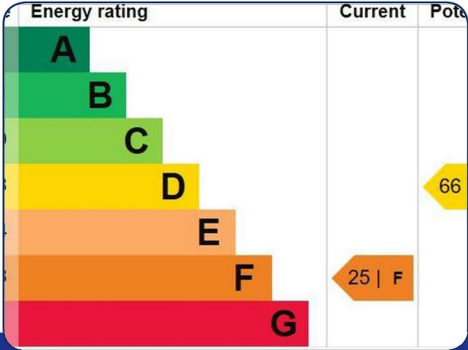
£112,500

FOR SALE



2 Erosmore Drive, Kilfennan, BT47 5SL

- SEMI DETACHED CHALET BUNGALOW
- OIL FIRED CENTRAL HEATING TO GROUND FLOOR
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT & BACK DOORS
- BLINDS INCLUDED IN SALE
- CARPETS INCLUDED IN SALE
- CORNER SITE
- EPC RATING F



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539



ACCOMMODATION

HALL

LOUNGE

11'9" x 11' (3.58m x 3.35m)

Having ceiling cornicing, understairs storage.

KITCHEN

9'7" x 7'5" (2.92m x 2.26m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, 'Creda' cooker, fridge, washing machine, fully tiled walls.

BEDROOM (1)

10'11" x 9'4" (3.33m x 2.84m)

BEDROOM (2)/DINING

8'4" x 6'10" (2.54m x 2.08m)

BATHROOM

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

FIRST FLOOR

Landing having storage cupboards.

BEDROOM (3)

12'11" x 7'7" (to widest points) (3.94m x 2.31m (to widest points))

Having walk in storage.

BEDROOM (4)

8'1" x 7'6" (2.46m x 2.29m)

Having storage cupboard.

EXTERIOR FEATURES

GARAGE 19' X 14' Having up and over door, light and power points, side window and door.

A splendid corner site boasting lawns to front and side stocked with mature plants, trees and shrubs further enhancing the beauty of this garden.

Lawns bordered to front, side and rear by wall.

Spacious driveway leading to Garage enclosed by double entrance gates.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £790.59 (Sept 2020)

