

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
ESTATE AGENTS

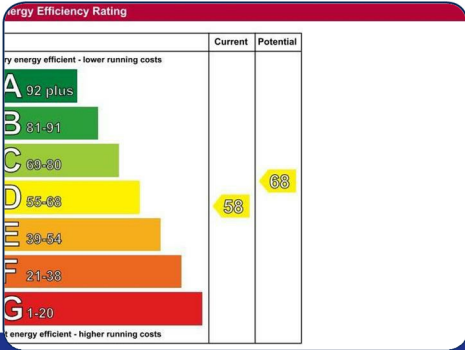
£155,000

FOR SALE



23 Harberton Park, Derry/Londonderry, BT47 2NB

- SEMI DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & FRENCH DOORS
- PVC FASCIA & GUTTERING
- BLINDS INCLUDED IN SALE
- GARAGE
- EPC RATING - D



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ACCOMMODATION

HALLWAY

Having understairs storage, semi-solid wooden floor.

LOUNGE

15' x 11'4" (4.57m x 3.45m)

Having attractive marble fireplace with granite hearth.

KITCHEN / DINING AREA

18'2" x 8'3" (5.54m x 2.51m)

Having range of eye and low level units, matching pelmet over window with down lighting, tiling between units, gas hob, electric underoven, stainless steel extractor hood, space for fridge / freezer, plumbed for washing machine, ample dining space, tiled floor, French doors leading to rear.

FIRST FLOOR

LANDING

BEDROOM 1

11'8" x 9'7" into built in wardrobe (3.56m x 2.92m into built in wardrobe)

Having wall to wall built in wardrobes with sliding doors, laminated wooden floor.

BEDROOM 2

11'7" x 9'7"

Having laminated wooden floor.

BEDROOM 3

8'8" x 8'3" to widest points (2.64m x 2.51m to widest points)

Having built in wardrobe with sliding doors, laminated wooden floor.

BATHROOM

Comprising bath with telephone hand shower attachment to taps, whb and wc, tiled walk in electric shower, laminated wooden floor.

EXTERIOR FEATURES

GARAGE 16'8" x 8'11" Having roller door, light and power points, side window.

SHED/WORKSHOP 15'4" x 7'11" Having sliding door, light and power points.

Neat lawns to front bordered by wall. The generous rear lawn has a paved patio area and raised rockery bed stocked with plants and shrubs. There is a also a vegetable plot.

Driveway to side leading to garage.

Enclosed to rear by gate.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £958.30 (Sept 2020)

