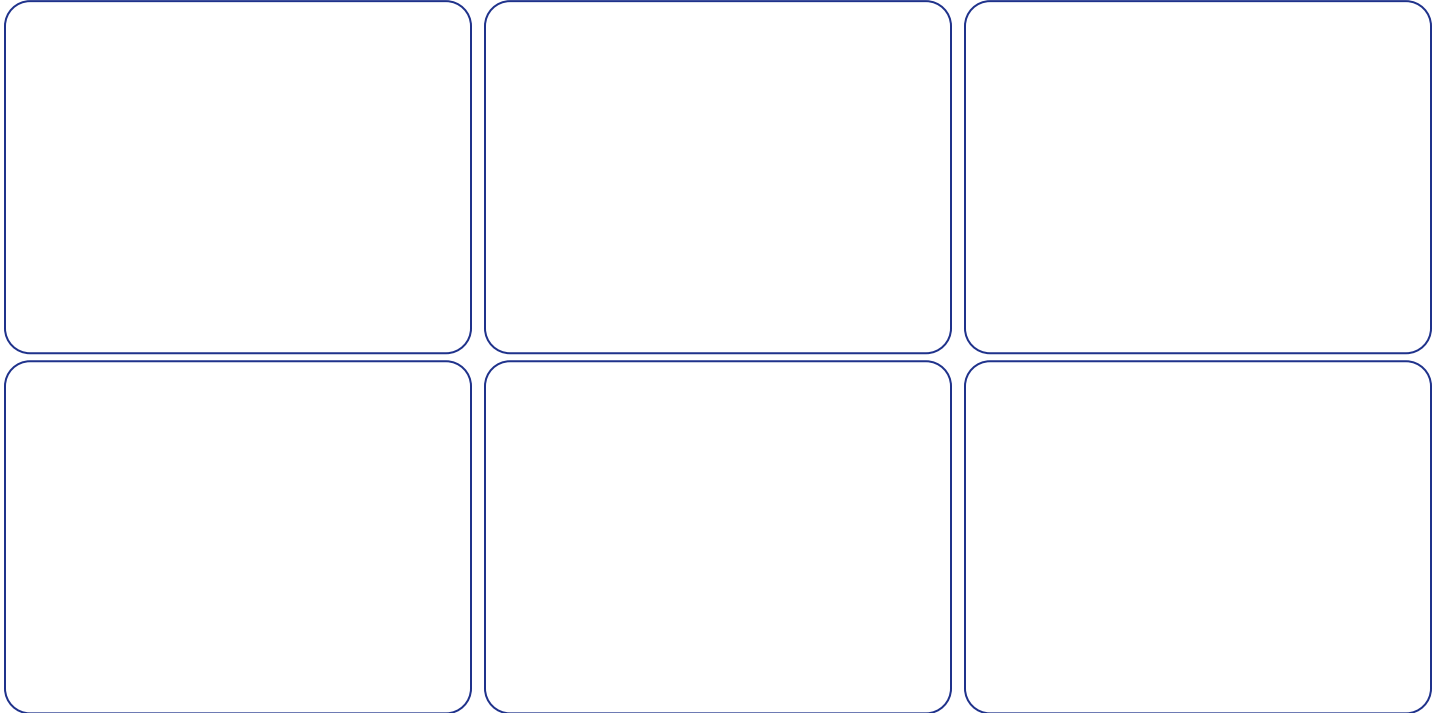


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Cityside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 028 7134 7539
cityside@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.

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Daniel
Henry
ESTATE AGENTS

£125,000

FOR SALE

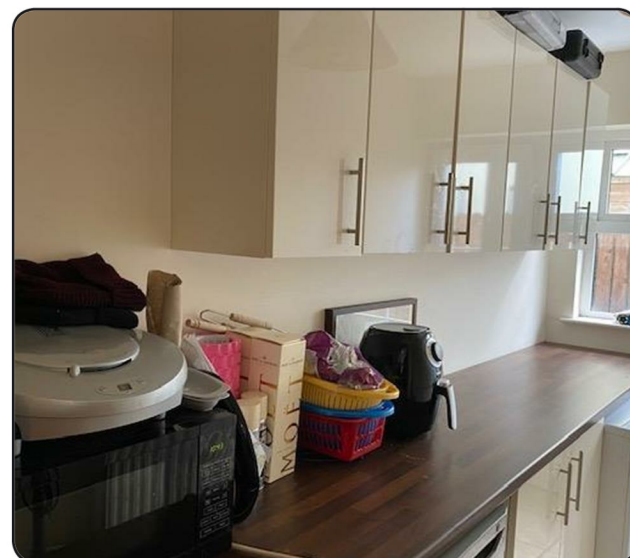


15 Church View, St Johnston,

- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT, BACK & FRENCH DOORS
- BLINDS INCLUDED IN SALE
- AWAITING BER



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ACCOMMODATION

HALL

Having understairs storage, tiled floor.

GUEST WHB & WC

Having fully tiled walls and floor.

LOUNGE

17'6" x 12' (into bay) (5.33m x 3.66m (into bay))

Having attractive fireplace, recessed lighting, laminated wooden floor.

KITCHEN/DINING

21'2" x 12'3" (to widest points) (6.45m x 3.73m (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, hob, electric underoven, stainless steel extractor hood, integrated fridge/freezer and dishwasher. tiled floor, spacious dining, French doors to rear.

UTILITY ROOM

11' x 5'4" (3.35m x 1.63m)

Having eye and low level units, plumbed for washing machine, tiled floor.

FIRST FLOOR

Landing having hotpress.

MASTER BEDROOM (1)

11'2" x 10'5" (to widest points) (3.40m x 3.18m (to widest points))

ENSUITE

Comprising of walk in electric shower, WHB, WC, fully tiled walls and floor.

BEDROOM (2)

14'3" x 9'2" (to widest points) (4.34m x 2.79m (to widest points))

Having laminated wooden floor.

BEDROOM (3)

10'6" x 6'7" (to widest points) (3.20m x 2.01m (to widest points))

Having double built in wardrobe, laminated wooden floor.

BEDROOM (4)

9'2" x 6'10" (2.79m x 2.08m)

Having double built in wardrobes.

BATHROOM

Comprising of bath, WHB, WC, walk in electric shower, fully tiled walls and floor.

EXTERIOR FEATURES

Neat lawn to front.

Decked patio area with artificial grass covering leading to raised garden.

Enclosed to rear by gate.

Tarmac driveway.

