

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£149,950

FOR SALE



37 Castle Park, Eglinton, BT47 3PL

- DETACHED HOUSE
- 4 BEDROOMS / 1 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT, BACK, GARAGE & PATIO DOORS
- CARPETS INCLUDED IN SALE
- GARAGE
- EPC RATING E

VIEWING STRICTLY BY APPOINTMENT ONLY

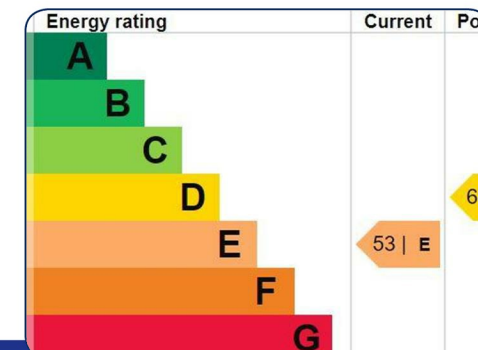
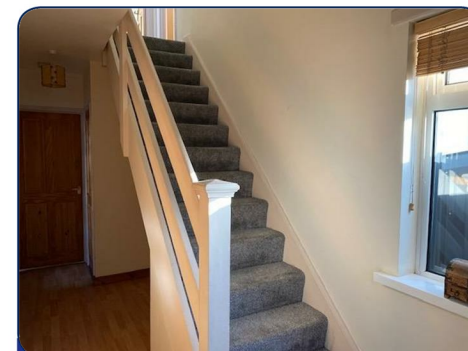
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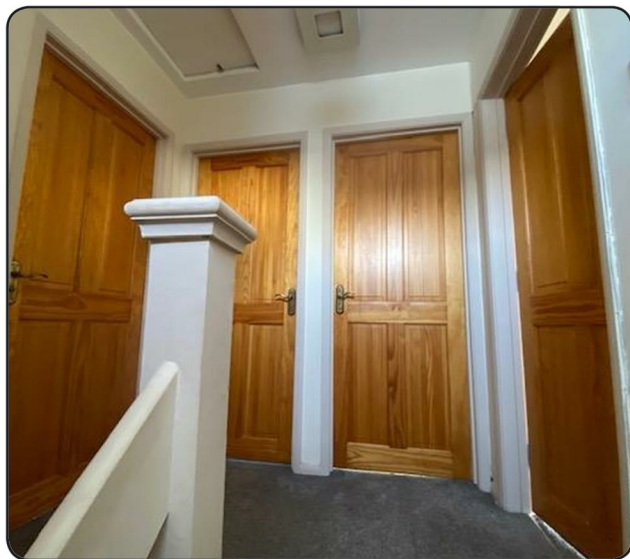
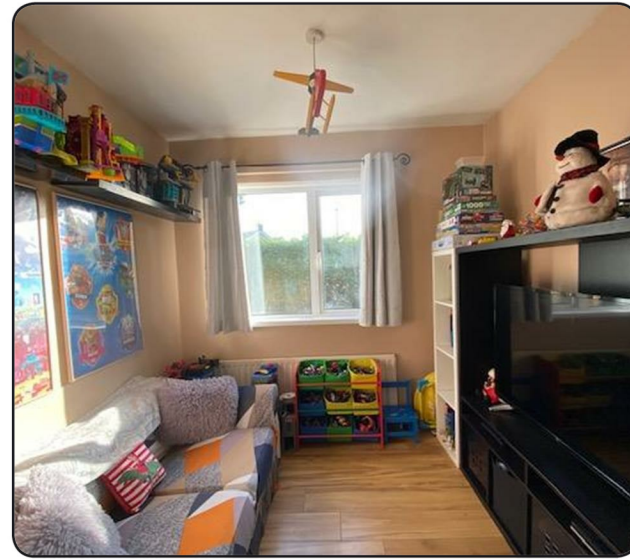
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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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5. Any areas, 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





ACCOMMODATION

HALLWAY

Having cloaks cupboard, laminated wooden floor.

GUEST TOILET & WHB

Having radiator, 1/2 tiled walls, tiled floor.

LOUNGE

14'3" x 11'1" (4.34m x 3.38m)

Having fireplace with cast iron inset, granite hearth, laminated wooden floor.

OPEN PLAN TO DINING AREA

10'1" x 9'1" (3.07m x 2.77m)

Having laminated wooden floor, Georgian glazed door leading to Kitchen.

KITCHEN

9'3" x 9' (2.82m x 2.74m)

Having range of eye and low level units, tiling between units, matching pelmet over window, wine rack, open corner display shelves, glazed display cupboards, 1 1/2 bowl stainless steel sink unit with mixer taps, space for cooker, extractor fan, plumbed for dishwasher, tiled floor.

UTILITY ROOM

11'2" x 8'5" (3.40m x 2.57m)

Having eye and low level units, matching pelmet over window, plumbed for washing machine, space for fridge / freezer, tiled floor.

BEDROOM 4/STUDY

8'5" x 8'1" (2.57m x 2.46m)

Having laminated wooden floor.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

11'6" x 11'1" (3.51m x 3.38m)

Having built in wardrobes with sliding mirrored doors.

BEDROOM 2

12' x 11'1" (3.66m x 3.38m)

Having built in wardrobes with sliding mirrored doors, separate built in wardrobe.

BEDROOM 3

8'5" x 8'2" (2.57m x 2.49m)

BATHROOM

Comprising bath with shower fitting to taps, fully tiled walk in electric shower, whb and wc, 1/2 tiled walls, tiled floor.

EXTERIOR FEATURES

GARAGE 15'10" x 10'1" Having roller door, light and power points.

Neat lawns to front and rear well stocked with plants and shrubs.

Patio areaS to front and rear.

Garden pond.

ESTIMATED ANNUAL RATES

Estimated Annual Rates £1102.04 (NOV 2020)

