

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**Daniel**  
**Henry**  
ESTATE AGENTS

£115,000

FOR SALE



96 Drumard Park, Derry, BT48 0FL

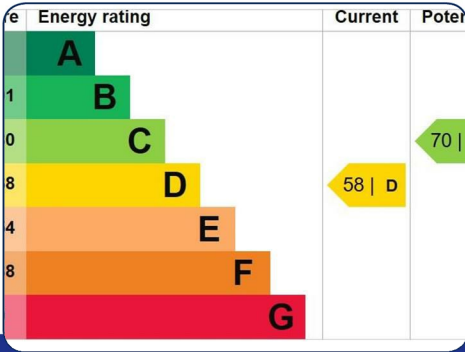
- SEMI DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT DOOR
- LAWNS TO FRONT & REAR
- EPC RATING -

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Cityside)**  
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- 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.
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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.



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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

LOUNGE

17'9" x 11'3" (5.41m x 3.43m)  
Having fireplace and laminated wooden floor.

KITCHEN / DINING AREA

17'10" x 11'4" wp (5.44m x 3.45m wp)  
Having eye and low level units, single drainer stainless steel sink unit, wired for cooker, space for fridge / freezer, plumbed for washing machine, understairs storage, dining space.

REAR HALLWAY

Having toilet and whb off.

FIRST FLOOR

LANDING

Having hotpress and storage cupboard.

BEDROOM 1

11'4" x 9'11" (3.45m x 3.02m)

BEDROOM 2

11'6" x 10'2" (3.51m x 3.10m)  
Having built in wardrobe.

BEDROOM 3

8'6" x 7'6" (2.59m x 2.29m)

BATHROOM

Comprising bath with electric shower over and PVC cladding around, whb and wc.

EXTERIOR FEATURES

Lawns to front and rear.

ESTIMATED ANNUAL RATES

£766.64 (APRIL 2021)

