

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£129,950

FOR SALE



47 Shearwater Way, L'Derry, BT47 6LG

- DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & FRENCH DOORS
- OAK INTERNAL DOORS
- BLINDS INCLUDED IN SALE
- SHED TO REAR
- EPC RATING -

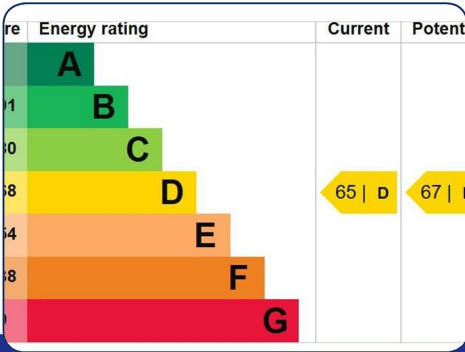
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

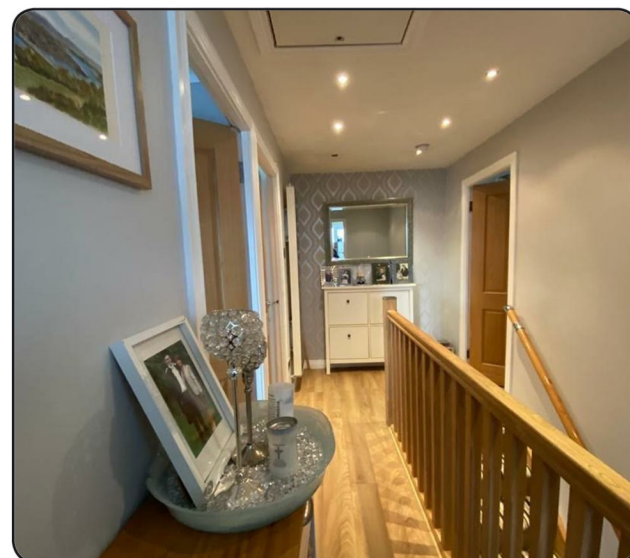
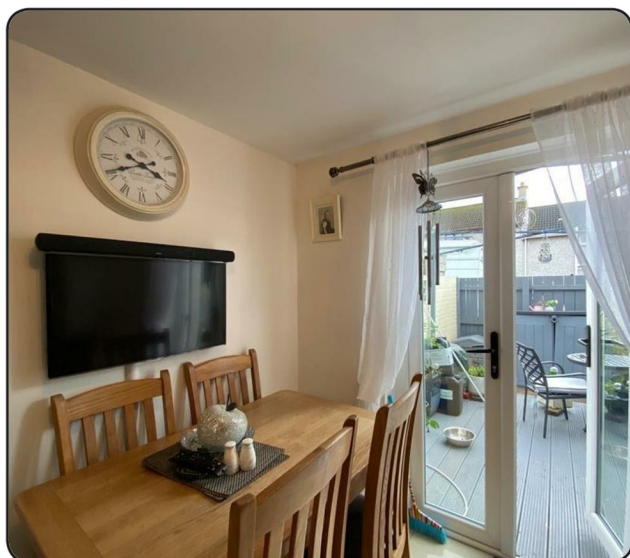
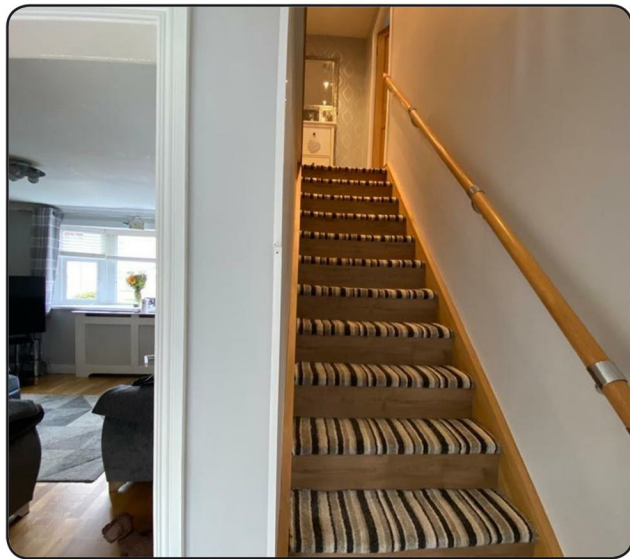


Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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



ACCOMMODATION

HALLWAY

Having understairs storage and tiled floor.

LOUNGE

13'8" x 11'10" (4.17m x 3.61m)

Having ornamental electric fire, ceiling cornicing, semi-solid wooden floor.

KITCHEN / DINING AREA

17'5" x 8'7" (5.31m x 2.62m)

Having excellent range of eye and low level units, matching pelmet over window, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, breakfast bar, integrated dishwasher, tiled floor, dining space with French doors leading to decked patio area.

REAR HALLWAY

Having tiled floor and French doors leading to rear.

UTILITY ROOM

Having eye level units, tiling between units, plumbed for washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR

LANDING

Having recessed lighting and laminated wooden floor.

MASTER BEDROOM

13'11" x 8'11" (4.24m x 2.72m)

Having ceiling cornicing and laminated wooden floor.

EN-SUITE

Comprising walk in electric shower, whb and wc, chrome radiator, fully tiled walls and floor.

BEDROOM 2

11'5" x 11'1" (3.48m x 3.38m)

Having built in wardrobes with sliding doors, ceiling cornicing and laminated wooden floor.

BEDROOM 3

11'1" x 6'6" (3.38m x 1.98m)

Having laminated wooden floor.

BATHROOM

Comprising bath with shower over, shower screen, whb and wc, recessed lighting, fully tiled walls and floor.

EXTERIOR FEATURES

SHED/OFFICE/BAR 11'6" x 9'6" Having light and power points, recessed lighting,, laminated wooden floor, PVC door.

Decked patio area to rear enclosed by wall, fence and gate.

Lawn to front bordered by fence.

ESTIMATED ANNUAL RATES

£653.20 (OCT 2021)

