

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£120,000

FOR SALE



9 Malone Park, L'Derry, BT47 5PE

- SEMI DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except garage)
- CUL-DE-SAC LOCATION
- YARD TO REAR ENCLOSED BY FENCE & GATE
- GARAGE
- EPC RATING -

VIEWING STRICTLY BY APPOINTMENT ONLY

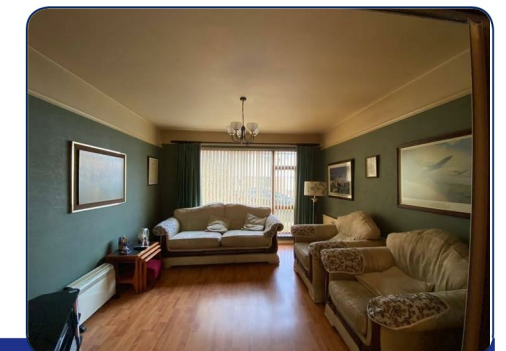
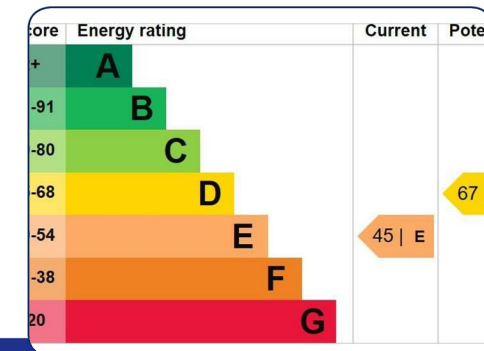
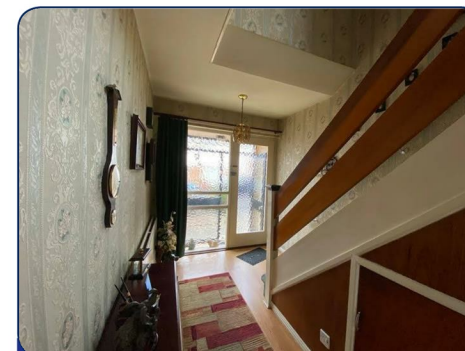
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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that 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

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having understairs storage and laminated wooden floor.

GUEST WHB & WC

LOUNGE

11'2" x 11'4" (3.40m x 3.45m)
Open plan to Dining / Family room.

FAMILY ROOM

11'3" x 10'5" (3.43m x 3.18m)
Having fireplace and laminated wooden floor.

KITCHEN/DINING

12'2" x 7'9" (3.71m x 2.36m)
Having eye and low level units, tiling between units, double drainer stainless steel sink unit, hob, double oven, tiled floor, open plan to Dining area 9'10" x 8'6" having built in cupboard, tiled floor and patio doors leading to rear.

FIRST FLOOR

BEDROOM 1

11'3" x 9'8" (3.43m x 2.95m)

BEDROOM 2

11'3" x 10'7" (3.43m x 3.23m)
Having built in wardrobe.

BEDROOM 3

8'9" x 7'6" (2.67m x 2.29m)

BATHROOM

Comprising bath, whb and wc, hotpress, fully tiled walls and floor.

EXTERIOR FEATURES

GARAGE

Walled to front with double entrance gates.
Driveway to side.
Yard to rear enclosed by fence and gate.

ESTIMATED ANNUAL RATES

