

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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

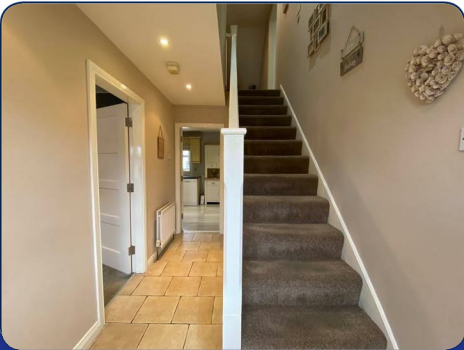
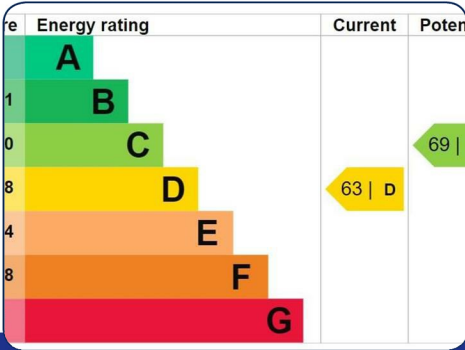
£230,000

FOR SALE

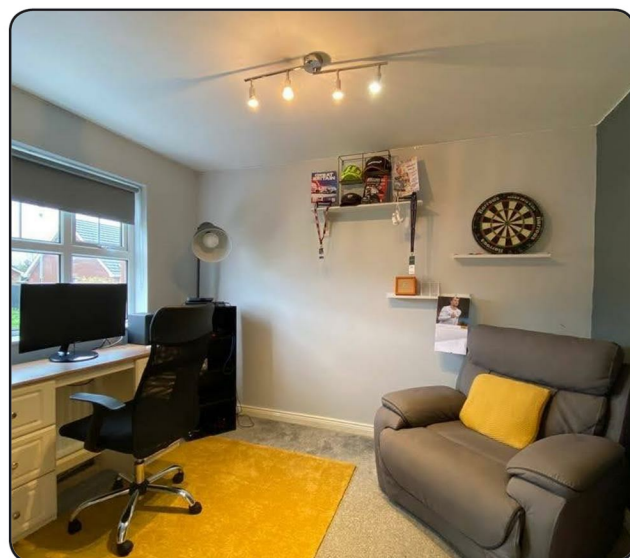


26 Alderbrook, Eglinton, BT47 3WG

- DETACHED HOUSE
- 4 BEDROOMS / 3 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux & garage)
- PVC FRONT & FRENCH DOORS
- GARAGE
- EPC RATING - D



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ACCOMMODATION

HALLWAY

Having understairs storage, recessed lighting and tiled floor.

LOUNGE

14'9" x 10'7" (wp) (4.50m x 3.25m (wp))

Having attractive fireplace, ceiling cornicing, box window, double doors to Kitchen/Dining.

STUDY/BEDROOM 5

10'9" x 8'2" (3.28m x 2.49m)

KITCHEN / DINING AREA

26' x 9'1" (7.92m x 2.77m)

Having range or eye and low level units, tiling between units, matching pelmet over window and extractor hood, single drainer stainless steel sink unit with mixer taps, 'Belling' classic cooking centre, integrated fridge. Washing machine, dishwasher, recessed lighting, ample dining space, tiled floor. Open plan to Sunroom.

SUNROOM

16'3" x 11' (4.95m x 3.35m)

Having recessed lighting, tiled floor, French doors leading to paved patio area.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

10'8" x 10'6" (3.25m x 3.20m)

Having recessed lighting.

EN-SUITE

Comprising fully tiled walk in electric shower, whb set in vanity unit, wc, tiled floor.

BEDROOM 2

12'10" x 11'4" (3.91m x 3.45m)

Having built in wardrobe.

BEDROOM 3

11'1" x 10'8" (3.38m x 3.25m)

Having built in wardrobes with sliding mirrored doors.

BEDROOM 4

10'10" x 7'6" (3.30m x 2.29m)

Having recessed lighting.

BATHROOM

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

EXTERIOR FEATURES

GARAGE 16'5" x 11'1" Having roller door, light and power points, side window and door.

Neat lawn to front and side.

Paved patio area to rear bordered by wall, fence and gate.

Tarmac driveway with excellent parking for a number of cars.

ESTIMATED ANNUAL RATES

£1379.42 (APRIL 2022)

