

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£235,000

FOR SALE



51 Rockport Park, L'Derry, BT47 6JJ

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

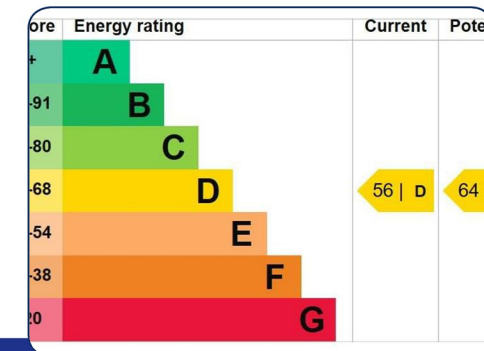
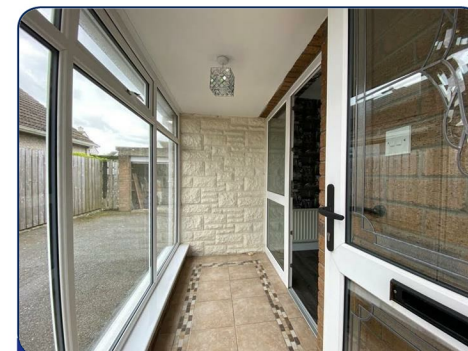


- DETACHED BUNGALOW
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERNAL DOORS
- BLINDS INCLUDED IN SALE
- GARAGE
- EPC RATING -
- MAY BE SUITABLE FOR CONVERSION (subject to planning permission)
- SECURITY SYSTEM INSTALLED

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

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having recessed lighting and laminated wooden floor.

LOUNGE

23'7" x 17' wp (7.19m x 5.18m wp)

'L' shaped. Having fireplace, ceiling cornicing and laminated wooden floor.

KITCHEN

12'1" x 10'3" (3.68m x 3.12m)

Having range of eye and low level units, tiling between units, matching corner extractor canopy and window pelmet, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, double oven, integrated fridge/freezer and dishwasher, breakfast bar, tiled floor.

BEDROOM 1

14' x 10'3" into wardrobe (4.27m x 3.12m into wardrobe)

Having wall to wall wardrobes with sliding mirrored doors, laminated wooden floor.

BEDROOM 2

13'4" x 8'1" (4.06m x 2.46m)

Having laminated wooden floor.

BEDROOM 3

11'2" x 9'2" (3.40m x 2.79m)

Having laminated wooden floor.

BATHROOM

Comprising free standing bath, large walk in shower, whb set in vanity unit, wc, chrome radiator, recessed lighting, fully tiled walls and floor.

EXTERIOR FEATURES

GARAGE 16' x 9' Having roller door, light and power points.

Utility store.

Shed.

Neat lawns to front bordered by wall and double entrance gates.

Tarmac driveway leading to garage.

Lawn to rear bordered by mature plants, trees and shrubs.

ESTIMATED ANNUAL RATES

£1477.95 (MAY 2022)

