

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£195,000

FOR SALE



201 Hatmore Park, Derry, BT48 0AF

- SEMI DETACHED CHALET BUNGALOW
- 4 BEDROOMS / 1 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT & BACK DOORS
- EPC RATING - E
- NEAT LAWNS TO FRONT AND REAR

VIEWING STRICTLY BY APPOINTMENT ONLY

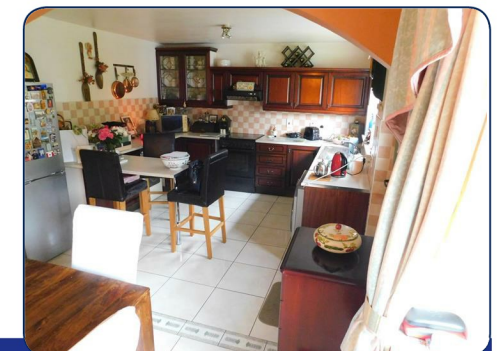
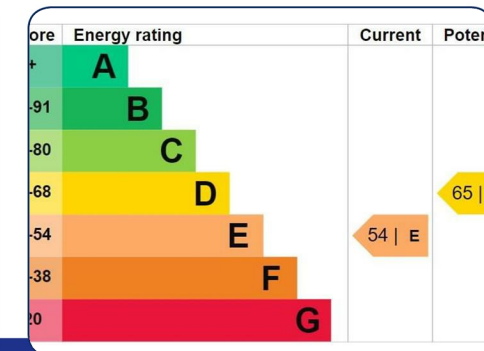
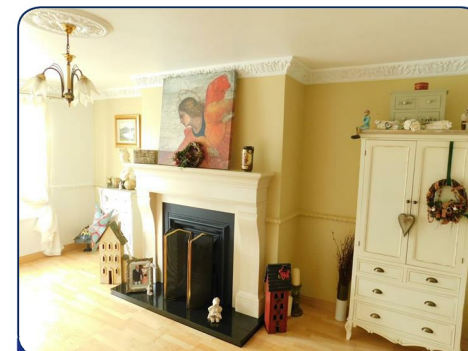
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having hotpress, ceiling cornicing and wooden floor.

LOUNGE

18'2" x 11'8" (5.54m x 3.56m)

Having attractive fireplace with back boiler, granite hearth, ceiling cornicing and centre rose, semi-solid wooden floor.

KITCHEN / DINING AREA

21' x 9'7" (6.40m x 2.92m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, glazed display units, breakfast bar, plumbed for washing machine, ample dining space, tiled floor.

BEDROOM 1

13'8" x 9'9" (4.17m x 2.97m)

Having laminated wooden floor.

BEDROOM 2

10'7" x 9'4" (3.23m x 2.84m)

Having laminated wooden floor.

BATHROOM

Comprising bath with tiling around, fully tiled walk in shower, whb and wc, tiled floor.

FIRST FLOOR

LANDING

Having laminated wooden floor.

WHB & WC OFF LANDING

Having tiled floor.

BEDROOM 3

14'11" x 14'8" (4.55m x 4.47m)

BEDROOM 4

14'11" x 9'6" (4.55m x 2.90m)

Having laminated wooden floor.

EXTERIOR FEATURES

Lawns to front and rear.

Tarmac driveway.

ESTIMATED ANNUAL RATES

