

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£120,000

FOR SALE



8 The Oaklands, Claudy, BT47 4FF

- SEMI DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- GARDEN TO REAR
- EPC RATING - C

VIEWING STRICTLY BY APPOINTMENT ONLY

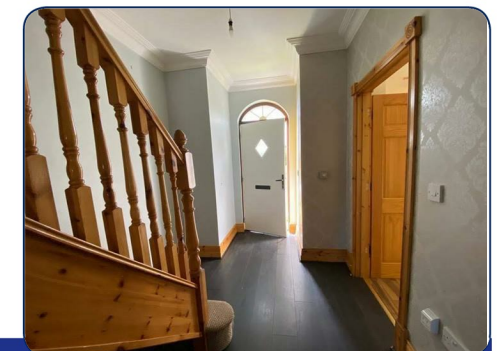
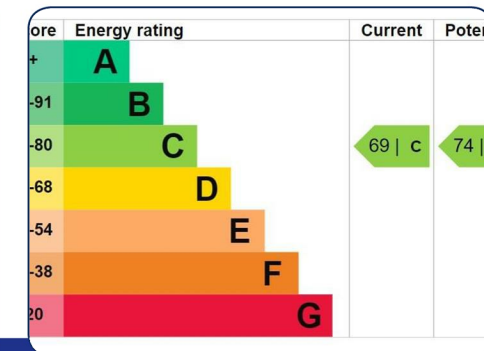
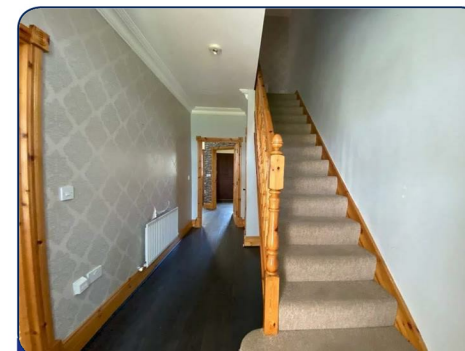
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel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

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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having ceiling cornicing and laminated wooden floor.

GUEST WHB & WC

LOUNGE

14'9" x 11' (4.50m x 3.35m)

Having fireplace, ceiling cornicing and laminated wooden floor.

KITCHEN / DINING AREA

15'4" x 12'8" (4.67m x 3.86m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, integrated fridge / freezer, plumbed for dishwasher, dining space, ceiling cornicing and laminated wooden floor.

UTILITY ROOM

Having eye and low level units, single drainer stainless steel sink unit, plumbed for washing machine, laminated wooden floor.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

14' x 9' wp (4.27m x 2.74m wp)

BEDROOM 2

13'6" x 9 wp (4.11m x 2.74m wp)

BEDROOM 3

10'3" x 9'7" (3.12m x 2.92m)

BATHROOM

Comprising bath, walk in shower, whb and wc.

EXTERIOR FEATURES

Lawns to front and rear.

Tarmac driveway.

ESTIMATED ANNUAL RATES

£911.40 (MAY 2022)

