

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

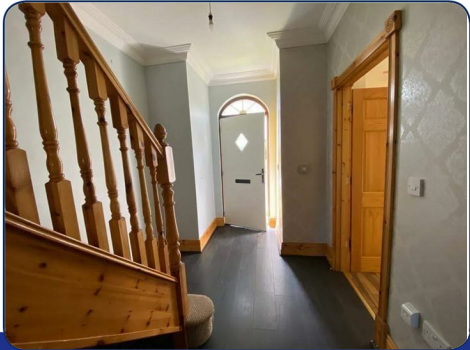
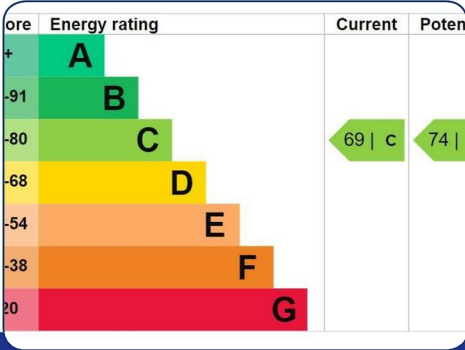
VIEWING STRICTLY BY APPOINTMENT ONLY

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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.



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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)

