

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£110,000

FOR SALE



2 Glenbrae Gardens, Derry, BT48 0BE

VIEWING STRICTLY BY APPOINTMENT ONLY

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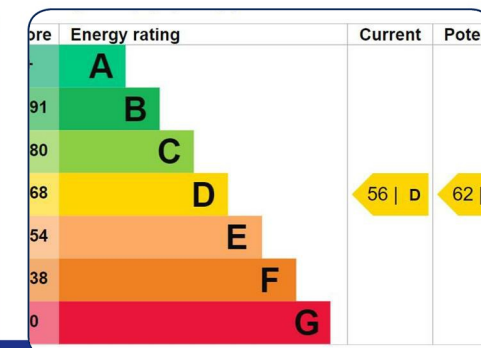
- SEMI DETACHED BUNGALOW
- 3 BEDROOMS / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- LAWNS TO FRONT SIDE AND REAR
- EPC RATING -



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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.
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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

VESTIBULE PORCH

Having wooden floor.

HALLWAY

Having cloaks cupboard and wooden floor.

LOUNGE

17'10" x 11'5" (5.44m x 3.48m)

Having attractive fireplace.

KITCHEN / DINING AREA

11'8" x 9'11" (3.56m x 3.02m)

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, gas hob, electric underoven, fridge / freezer, Beko washing machine, Zanussi dishwasher, Creda tumble dryer, tiled floor.

REAR PORCH

Having tiled floor.

BEDROOM 1

11'9" x 11'8" (3.58m x 3.56m)

Having built in cupboard.

BEDROOM 2

11'9" x 11'2" (3.58m x 3.40m)

Having built in cupboard.

BEDROOM 3

11'9" x 7'5" (3.58m x 2.26m)

Having built in cupboard.

SHOWER ROOM

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

EXTERIOR FEATURES

Spacious corner plot with lawns to front, side and rear bordered by mature hedges and stocked with abundance of plants, trees and shrubs.

Driveway to rear.

Garden shed.

ESTIMATED ANNUAL RATES

£640.45 (JUNE 2022)

