

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**Daniel**  
**Henry**  
ESTATE AGENTS

£290,000

FOR SALE



76 Stoneypath, L'Derry, BT47 2AF

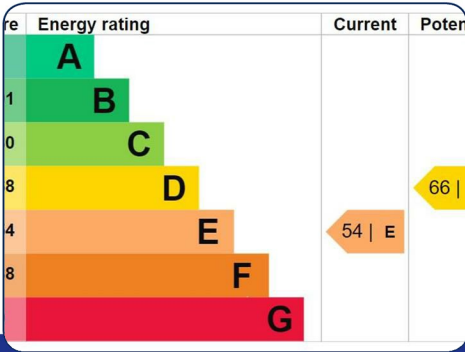
- DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- PVC GUTTERING AND DOWNPIPES
- CORNER SITE
- GARAGE
- SOUTH FACING REAR GARDEN
- LAWNS TO FRONT, SIDE AND REAR

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

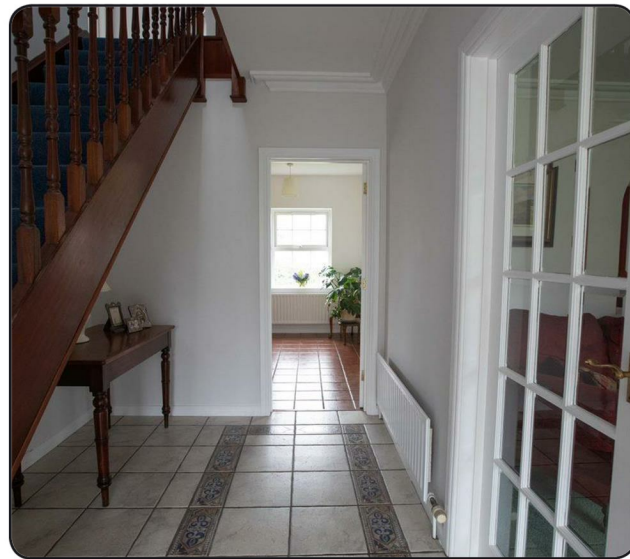
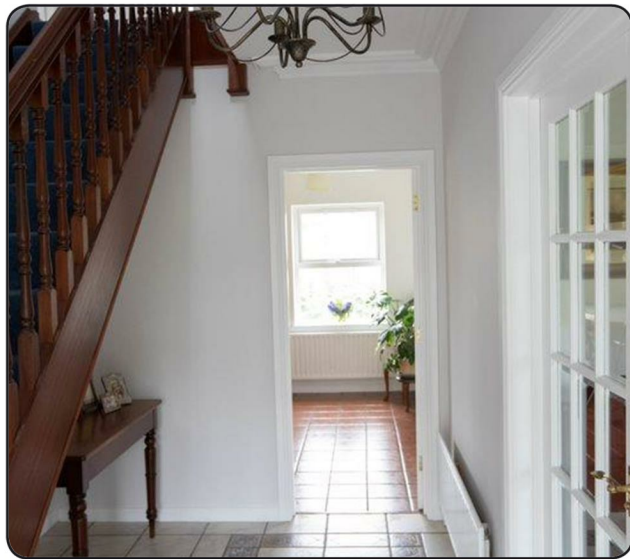


- Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:
1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of 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](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)





## ACCOMMODATION

### HALLWAY

Having ceiling cornicing, tiled floor, double doors leading to lounge.

### LOUNGE

15'8" x 14' (4.78m x 4.27m)

Having attractive fireplace, wall light points, ceiling cornicing and archway leading to dining room.

### DINING ROOM

14'4" x 11'5" (4.37m x 3.48m)

Having ceiling cornicing and French doors leading to rear lawn.

### FAMILY ROOM

14' x 11'8" (4.27m x 3.56m)

Having ceiling cornicing.

### KITCHEN

20'10" x 11'5" (6.35m x 3.48m)

Having range of eye and low level units, matching pelmet over window, glazed display cupboards, gas hob, electric underoven, extractor hood, breakfast bar, tiled floor.

### UTILITY ROOM

Comprising sink unit, low level units, plumbed for washing machine.

### GUEST WHB & WC

### FIRST FLOOR

### LANDING

Having hotpress and ceiling cornicing.

### MASTER BEDROOM

15'8" x 13'11" wp (4.78m x 4.24m wp)

Having ceiling cornicing.

### EN-SUITE

Comprising walk in electric shower, whb and wc, chrome radiator.

### BEDROOM 2

14'4" x 11'5" (4.37m x 3.48m)

### BEDROOM 3

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

### BEDROOM 4

11'10" x 11'5" (3.61m x 3.48m)

Having double built in wardrobe.

### BATHROOM

Comprising bath, walk in power shower, whb set in vanity unit, wc, chrome radiator.

### INTEGRAL GARAGE

16'7" x 13'1" (5.05m x 3.99m)

Having roller door, light and power points, side window.

### EXTERIOR FEATURES

Neat lawns to front, side and rear, stocked with mature plants, trees and shrubs.  
Tarmac driveway.

### ESTIMATED ANNUAL RATES

£1625.75 (JULY 2022)

