

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

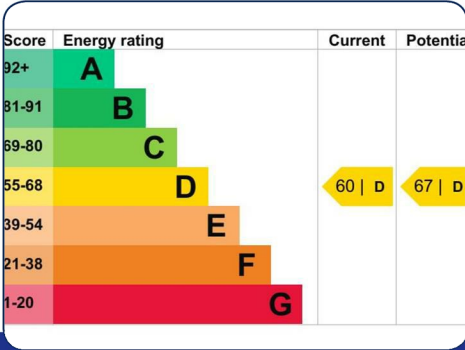
£199,950

FOR SALE



11 Thornlea Gardens, Derry, BT47 2JW

- SEMI-DETACHED CHALET BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC FRONT AND FRENCH DOORS
- PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX)
- CORNER SITE
- DRIVEWAY TO REAR
- SECURTIY SYSTEM INSTALLED
- BLINDS INCLUDED IN SALE
- 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
www.propertypal.com



ENTRANCE HALLWAY

Having semi solid wooden floor, two cloaks cupboards (one having electric sockets with space for freezer and tumble dryer). Under stairs storage

LOUNGE

15'11" x 11'11" (4.85m' x 3.63m')

Having attractive fireplace with granite hearth; matching mirror over mantle; semi solid wooden floor

KITCHEN

17'3" x 12'4" (5.26m' x 3.76m')

Having range of eye and low level units; gas hob; under oven; stainless extractor hood; double bowl sink unit with mixer taps; matching pelmet over window; plumbed for automatic washing machine; space for dishwasher; centre island with storage under breakfast bar; recessed ceiling lighting; tiled floor with french doors to rear.

FAMILY ROOM / BEDROOM 6

11'9" x 10'11" (3.58m' x 3.33m')

Laminate wood floor

BEDROOM 5

11'10" x 10'1" (3.61m' x 3.07m')

Laminate wood floor

BEDROOM 4

12'4" x 9'9" (3.76m' x 2.97m')

having built in wardrobes with sliding mirror doors; laminate wood floor.

BEDROOM 3

9'1" x 8'4" (2.77m' x 2.54m')

Laminate wood floor

BATHROOM

Comprising free standing bath with shower over; wash hand basin and WC; tiled walls and floor

FIRST FLOOR

Landing having hotpress

BEDROOM 1

18'10" x 13'7" wp (5.74m' x 4.14m' wp)

Recessed ceiling lighting; laminate wood floor; built in wardrobes

BEDROOM 2

11'11" x 11'5" (3.63m' x 3.48m')

Having two built in wardrobes

SHOWER ROOM

Comprising walk in electric shower; wash hand basin and WC; fully tiled walls and floor

EXTERIOR FEATURES

Lawn to front and side bordered by wall.

Rear lawn bordered by fence and gate.

Driveway to rear.

Shed.

ESTIMATED ANNUAL RATES

£936.04 (JULY 2022)

