

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

**Daniel
Henry**
ESTATE AGENTS

£175,000

FOR SALE



90 Sevenoaks, L'Derry, BT47 6BD

- SEMI DETACHED CHALET BUNGALOW
- 4 BEDROOMS / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- CUL-DE-SAC LOCATION
- EPC RATING - C
- LAWNS TO FRONT AND REAR

VIEWING STRICTLY BY APPOINTMENT ONLY

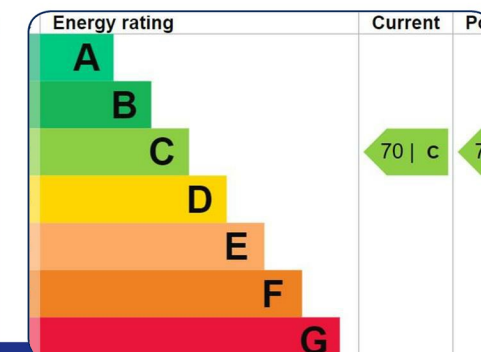
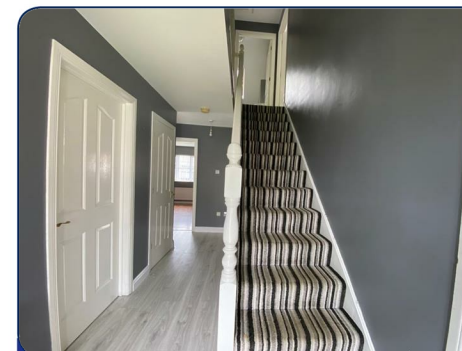
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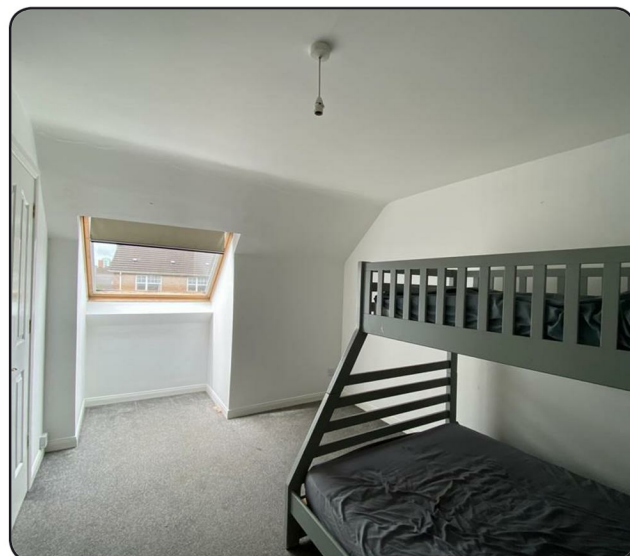
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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (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.

www.danielhenry.co.uk
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ACCOMMODATION

HALLWAY

Having understairs storage and laminated wooden floor.

LOUNGE

16' x 11'10" (4.88m x 3.61m)

Having fireplace, laminated wooden floor, double doors leading to kitchen.

KITCHEN / DINING AREA

17'4" x 12'8" (5.28m x 3.86m)

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, extractor hood, space for fridge / freezer, dining space.

BEDROOM 3

12'8" x 9'9" (3.86m x 2.97m)

Having laminated wooden floor.

BEDROOM 4

9'5" x 8'5" (2.87m x 2.57m)

Having laminated wooden floor.

BATHROOM

Comprising bath with shower over, whb and wc, tiled floor.

FIRST FLOOR

LANDING

Having storage cupboard.

BEDROOM 1

14'8" x 12' (4.47m x 3.66m)

Having built in wardrobe.

BEDROOM 2

12'2" x 8'6" (3.71m x 2.59m)

Having double built in wardrobes.

SHOWER ROOM

Comprising fully tiled walk in shower, whb and wc.

EXTERIOR FEATURES

Lawns to front and rear.

Tarmac driveway.

ESTIMATED ANNUAL RATES

£1034.57 (AUG 2022)