

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£149,950

FOR SALE



100 Good Shepherd Glen, Derry, BT47 2GA

- SEMI DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC BACK DOOR
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING -
- TARMAC DRIVEWAY

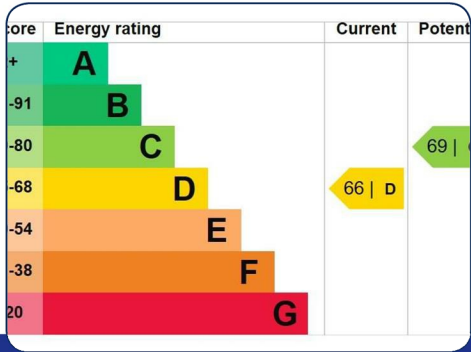
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

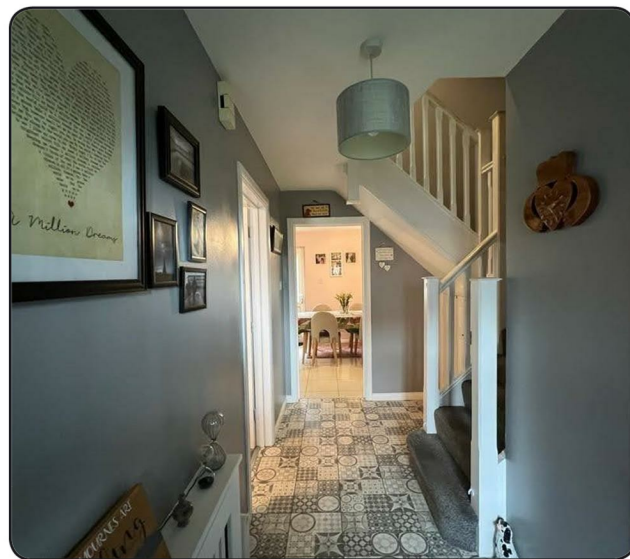
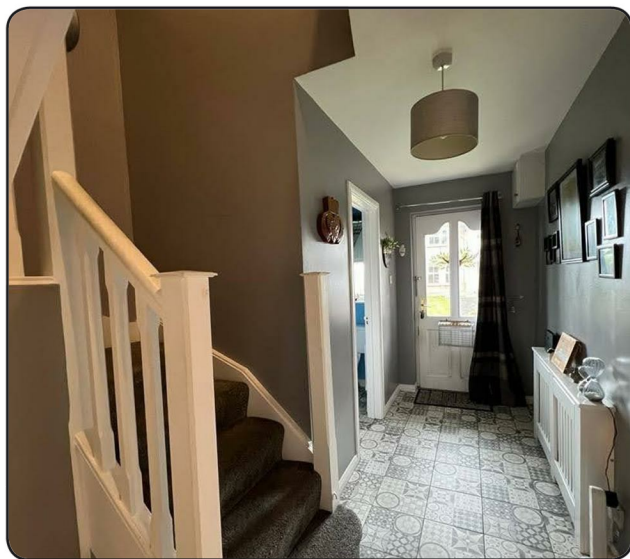


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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein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



ACCOMMODATION

HALLWAY

Having understairs storage and tiled floor.

GUEST WHB & WC

Having tiled floor.

LOUNGE

16'5" x 11'9" (5.00m x 3.58m)

Having attractive fireplace.

KITCHEN / DINING AREA

20'11" x 9'8" (6.38m x 2.95m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, plumbed for washing machine, space for tumble dryer, space for fridge / freezer, ample dining space, tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

11'9" x 11'1" (3.58m x 3.38m)

Having built in wardrobe.

BEDROOM 2

11'8" x 10'1" wp (3.56m x 3.07m wp)

BEDROOM 3

8'9" x 6'9" (2.67m x 2.06m)

Having built in wardrobe.

BATHROOM

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

EXTERIOR FEATURES

Neat lawn to front laid in artificial grass bordered by fence and gate.

Lawn to rear in artificial grass enclosed by fence and gate.

Paved patio area to rear.

Tarmac driveway.

ESTIMATED ANNUAL RATES

£985.30 (SEPT 2022)

