

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£185,000

FOR SALE



21 Cherry Drive, Eglinton, BT47 3US

- DETACHED BUNGALOW
- 4 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- PVC FASCIA & GUTTERING
- EPC RATING -
- GENEROUS SIDE GARDEN
- NEAT LAWN TO REAR

VIEWING STRICTLY BY APPOINTMENT ONLY

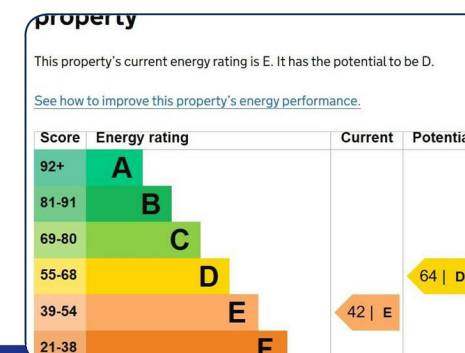
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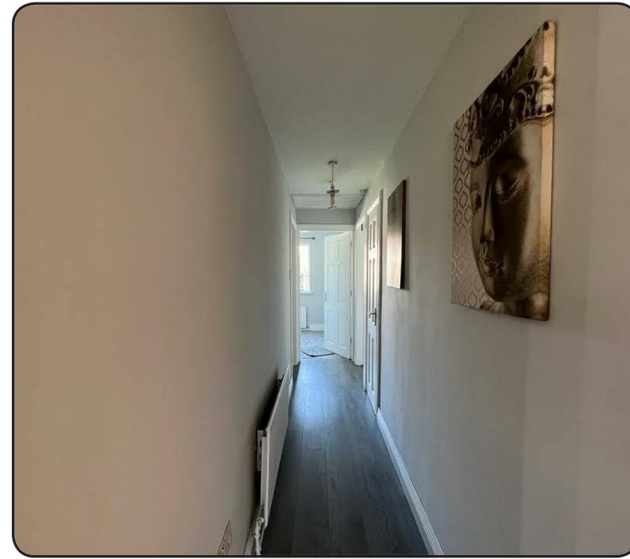


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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be 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.

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ACCOMMODATION

HALLWAY

Having hotpress and laminated wooden floor.

LOUNGE

23'10" x 11'5" (7.26m x 3.48m)

Having fireplace, wall light points, laminated wooden floor.

KITCHEN / DINING AREA

20'1" x 9'11" (6.12m x 3.02m)

Having eye and low level units, tiling between units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, space for cooker, plumbed for washing machine, ample dining space.

BEDROOM 1

13'5" x 11'5" wp (4.09m x 3.48m wp)

Having 2 built in wardrobes, laminated wooden floor.

BEDROOM 2

12'5" x 10'9" wp (3.78m x 3.28m wp)

BEDROOM 3

9'10" x 8'5" (3.00m x 2.57m)

BEDROOM 4

9'10" x 8'5" (3.00m x 2.57m)

BATHROOM

Comprising bath with shower fitting to taps, whb and wc, partly tiled walls.

EXTERIOR FEATURES

Large lawn to side and rear.

Driveway to front.

Fuel store.

ESTIMATED ANNUAL RATES

£1034.57 (OCT 2022)

