

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£150,000

**FOR SALE**



**25 Mosley Park, L'Derry, BT47 5HR**

- SEMI DETACHED BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT GARAGE)
- PVC EXTERIOR DOORS (EXCEPT GARAGE)
- TARMACADAM DRIVEWAY
- NEAT LAWNS TO FRONT AND REAR
- EPC RATING -
- GARAGE

**VIEWING STRICTLY BY APPOINTMENT ONLY**

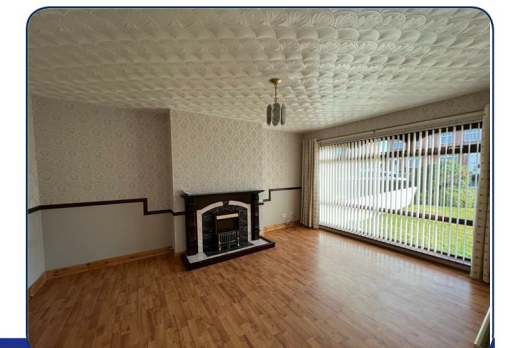
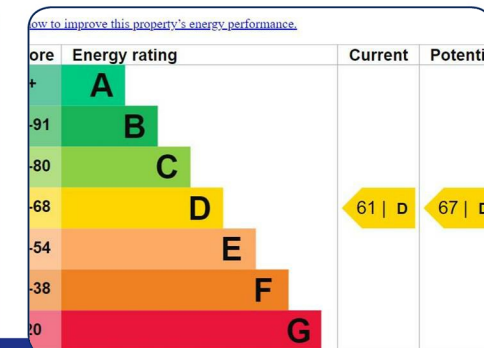
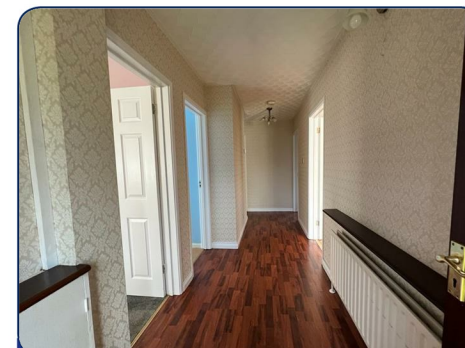
Agent:



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)





**VESTIBULE PORCH**

Having tiled floor

**ENTRANCE HALLWAY**

Hallway having laminate wooden floor; walk in cloaks cupboard.

**LOUNGE**

15'4" x 11'8" (4.67m' x 3.56m')

Having ornate fireplace; laminate wooden floor

**KITCHEN**

13'7" x 9'1" (4.14m' x 2.77m')

Having eye and low level units; 1 1/2 bowl stainless steel sink unit with mixer taps; hob, oven, space for fridge and freezer

**REAR HALLWAY**

Having tiled floor.

Store plumbed for automatic washing machine, burner store.

**BEDROOM 1**

13'8" x 8'9" (4.17m' x 2.67m')

**BEDROOM 2**

13'0" x 7'0" (3.96m x 2.13m')

Laminate wooden floor

**BEDROOM 3**

10'4" x 8'10" (3.15m' x 2.69m)

Laminate wooden floor

**WET ROOM**

Comprising electric shower; wash hand basin and WC set in vanity unit; WC; tiled walls and floor; chrome radiator

**GARAGE**

17'5" x 11'2" (5.31m' x 3.40m')

Having up and over door; light and power points; side door.

**EXTERIOR FEATURES**

Neat lawn to front.

Lawn to rear bordered by fence and mature conifers.

Enclosed to rear by gate.

**ESTIMATED ANNUAL RATES**

£886.77 (JAN 2023)

