

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Cityside)
 34 Spencer Road, Londonderry BT47 6AA
 Tel. 028 7134 7539
 cityside@danielhenry.co.uk
 www.danielhenry.co.uk



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

Daniel Henry
 ESTATE AGENTS

£265,000

FOR SALE



41 Hatmore Park, Derry, BT48 0QR

- 1800 SQ FT DETACHED HOUSE
- 5 BEDROOMS / 2 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC EXTERIOR DOORS
- BLINDS, CURTAINS, CARPETS & LIGHT FITTINGS INCLUDED IN SALE
- SECURITY SYSTEM INSTALLED
- DETACHED GARAGE WITH ELECTRIC DOOR
- EPC RATING - D



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 028 7134 7539



ACCOMMODATION

HALLWAY

Having hotpress and tiled floor.

LOUNGE

18'7" x 12'8"wp (5.66m x 3.86mwp)
Having attractive fireplace, wooden floor.

KITCHEN

15'11" x 10'8" (4.85m x 3.25m)
Having range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated fridge/freezer and dishwasher, gas hob, double underoven, stainless steel extractor hood, tiled floor, double doors leading to Dining/Family room.

DINING / FAMILY ROOM

10'9" x 10'9" (3.28m x 3.28m)
Having semi-solid wooden floor.

BEDROOM 4

13'2" x 9'9" (4.01m x 2.97m)
Having laminated wooden floor, French doors leading to rear.

BEDROOM 5

10'9" x 9'9" (3.28m x 2.97m)
Having laminated wooden floor.

WET ROOM

Comprising shower, whb and wc, recessed lighting, fully tiled walls, tiled floor.

FIRST FLOOR

LARGE BRIGHT LANDING

May be suitable for additional En-Suites.

BEDROOM 1

13'5" x 9'9" wp (4.09m x 2.97m wp)
Having recessed lighting, laminated wooden floor, door to bathroom.

BATHROOM

Comprising bath, walk in electric shower with PVC cladding to walls, whb and wc, recessed lighting, tiled walls, laminated wooden floor.

BEDROOM 2

13'11" x 12'1" (4.24m x 3.68m)
Having recessed lighting and laminated wooden floor.

BEDROOM 3

10'8" x 10' (3.25m x 3.05m)
Having recessed lighting and laminated wooden floor.

EXTERIOR FEATURES

Neat lawn to front stocked with mature plants and shrubs and bordered by wrought iron railings.
Paved driveway to fit approximately 4 cars leading to garage.
Paved to rear with patio area.
Rockeries stocked with mature plants, trees and shrubs.

GARAGE

18'9" x 11'8" (5.72m x 3.56m)
Having electric roller door, light and power points, side window and door.

ESTIMATED ANNUAL RATES

£1675.01 (FEB 2023)

