

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£137,500



VIEWING STRICTLY BY APPOINTMENT ONLY

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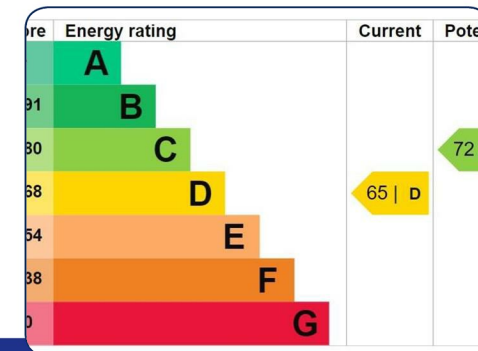
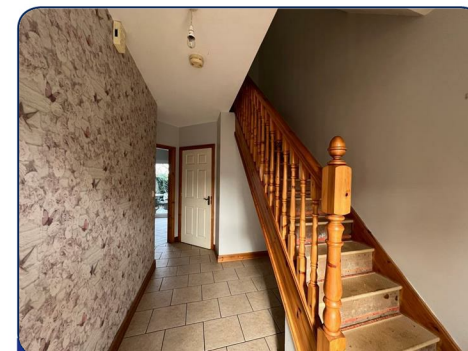


6 Woodvale Mews, Eglinton, BT47 3FE

- MID TERRACE HOUSE
- 3 BEDROOMS/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- WALKING DISTANCE TO VILLAGE
- EPC RATING - D

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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.
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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.



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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having tiled floor.

GUEST WHB & WC

Having tiled floor.

LOUNGE

15'11" x 12'3" (4.85m x 3.73m)
Having fireplace and laminated wooden floor.

KITCHEN / DINING AREA

13'10" x 11'1" (4.22m x 3.38m)
Having eye and low level units, tiling between units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, hob, underoven, space for fridge / freezer, dining space with French doors leading to rear.

UTILITY ROOM

Having sink unit, plumbed for washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

12' x 11' (3.66m x 3.35m)
Having laminated wooden floor.

EN-SUITE

Comprising fully tiled walk in shower, whb and wc, tiled floor.

BEDROOM 2

12'4" x 10'9" (3.76m x 3.28m)

BEDROOM 3

9' x 8'5" (2.74m x 2.57m)
Having built in wardrobe and laminated wooden floor.

BATHROOM

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

EXTERIOR FEATURES

Yard to rear.

ESTIMATED ANNUAL RATES

