

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£119,950

FOR SALE



4 O'Connor Court, Derry, BT48 0PT

- END TERRACE HOUSE
- 3 BEDROOMS/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- LAWNS TO FRONT & REAR
- EPC RATING -

VIEWING STRICTLY BY APPOINTMENT ONLY

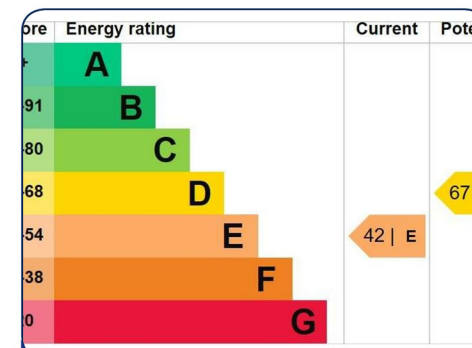
Agent: Daniel Henry (Cityside)
34 Spencer Road, Londonderry BT47 6AA
Tel. 028 7134 7539
cityside@danielhenry.co.uk
www.danielhenry.co.uk



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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.
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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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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having recessed lighting and laminated wooden floor.

LOUNGE

13'1" x 12'1" (3.99m x 3.68m)

Having ornamental fireplace and laminated wooden floor.

KITCHEN

17'9" x 11'8" (5.41m x 3.56m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit, hob, underoven, plumbed for washing machine and dishwasher, ample dining space, tiled floor.

REAR HALLWAY

Having tiled floor.

TOILET & WHB

Having 1/2 tiled walls. tiled floor.

FIRST FLOOR

LANDING

Having storage cupboard and hotpress.

BEDROOM 1

11'6" x 10'4" (3.51m x 3.15m)

Having laminated wooden floor.

BEDROOM 2

11'4" x 9'9" (3.45m x 2.97m)

Having built in wardrobe and laminated wooden floor.

BEDROOM 3

8'7" x 7'3" (2.62m x 2.21m)

Having laminated wooden floor.

BATHROOM

Comprising bath with shower fitting to taps, shower screen, whb and wc, party tiled walls, tiled floor.

EXTERIOR FEATURES

Lawn to front and side bordered by hedge.

Yard to rear with decked patio area.

Access to rear.

ESTIMATED ANNUAL RATES

