

SPECIAL FEATURES OF THE PROPERTY INCLUDE:




VIEWING STRICTLY BY APPOINTMENT ONLY

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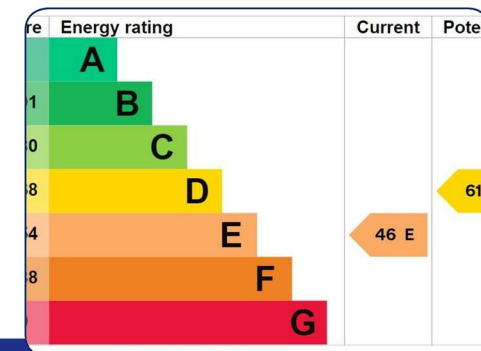


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8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

3 Norburgh Park, Derry, BT48 0RG

- SEMI DETACHED HOUSE
- 4 BEDROOM / 3 RECEPTION
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOOR
- CARPETS & BLINDS INCLUDED IN SALE
- CCTV & ALARM SYSTEMS INSTALLED
- GARAGE
- EPC RATING - E



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ACCOMMODATION

HALLWAY

Having ceiling cornicing, understairs storage, solid wooden floor, double doors leading to lounge.

LOUNGE

17'9" x 16' (5.41m x 4.88m)

Having attractive fireplace, ceiling cornicing and solid wooden floor.

FAMILY ROOM

14'8" x 10' wp (4.47m x 3.05m wp)

Having fireplace with granite hearth, cast iron inset and stone surround, ceiling cornicing and solid wooden floor.

KITCHEN / DINING / SUN ROOM

25'11" x 16'4" (7.90m x 4.98m)

Having eye and low level units, glazed display units with lighting, matching window pelmet with lighting, wine rack, tiling between units, single drainer stainless steel sink unit with mixer taps, integrated hob and underoven set in corner with extractor hood, integrated dishwasher, space for American style fridge / freezer, recessed lighting, larder, tiled floor. Electric stove with slate hearth in Sun room.

UTILITY ROOM

11'7" x 7'7" (3.53m x 2.31m)

Having eye and low level units with under lighting, tiling between units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, vented for tumble dryer, storage cupboard, tiled floor.

SHOWER ROOM

Comprising fully tiled walk in electric shower, whb and wc, recessed lighting, heated towel rail, fully tiled walls, tiled floor.

FIRST FLOOR

LANDING

Having ceiling cornicing and hotpress.

MASTER BEDROOM

19' x 16' (5.79m x 4.88m)

Having recessed lighting, panelled feature wall, laminated wooden floor, walk in wardrobe with light.

EN-SUITE

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

BEDROOM 2

11'2" x 9'9" (3.40m x 2.97m)

Having built in wardrobe and laminated wooden floor.

BEDROOM 3

12'11" x 8'2" (3.94m x 2.49m)

Having built in wardrobe, recessed lighting and laminated wooden floor.

BEDROOM 4

9'6" x 8' (2.90m x 2.44m)

Having built in wardrobe, recessed lighting, laminated wooden floor.

BATHROOM

Comprising bath with shower attachment to taps and electric shower over, whb and wc, recessed lighting, fully tiled walls, tiled floor.

EXTERIOR FEATURES

GARAGE

24'4" x 14'4" (7.42m x 4.37m)

Having roller door, light and power points, side door, PVC window.

Brick pavia driveway to front, bordered by hedge and wall and enclosed by gate.

Paved patio area to rear and side enclosed by fence.

Outside light and tap.

ESTIMATED ANNUAL RATES

£1845.90 (JUNE 2023)

