

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£165,000

FOR SALE



13 Messines Park, Derry, BT48 8AP

VIEWING STRICTLY BY APPOINTMENT ONLY

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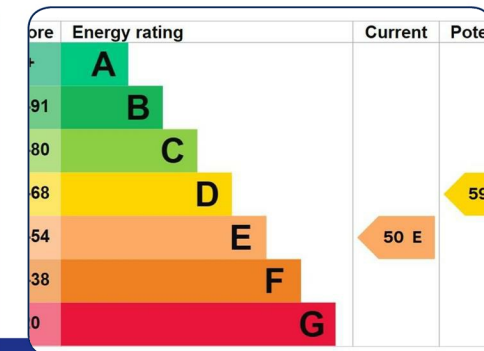
- SEMI DETACHED HOUSE
- 3 BEDROOM / 2 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except garage)
- PVC FRONT & BACK DOORS
- LAWNS TO FRONT & REAR
- GARAGE
- EPC RATING -

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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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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

VESTIBULE PORCH

Having tiled floor.

HALLWAY

GUEST WHB & WC

LOUNGE

16' x 11'6" (4.88m x 3.51m)

Having fireplace and storage cupboard.

DINING ROOM

11'4" x 9'4" (3.45m x 2.84m)

Having built in cupboard, open plan to Kitchen.

KITCHEN

12'4" x 9'2" (3.76m x 2.79m)

Having range of eye and low level units, matching pelmet over window, hob, space for fridge / freezer, plumbed for washing machine, tiled floor.

FIRST FLOOR

LANDING

BEDROOM 1

16' x 9'4" (4.88m x 2.84m)

Having built in wardrobe with sliding mirrored doors.

BEDROOM 2

12'4" x 9'3" (3.76m x 2.82m)

BEDROOM 3

11'3" x 8'5" (3.43m x 2.57m)

BATHROOM

Comprising bath, walk in electric shower, whb set in vanity unit, wc.

EXTERIOR FEATURES

Lawns to front bordered by wall. Generous lawn to rear with water feature, Green house and Garden Shed.

Long driveway to side leading to garage.

GARAGE

24'6" x 14'1" (7.47m x 4.29m)

Having up and over door, light and power points, side window and door.

ESTIMATED ANNUAL RATES

£1265.76 (JUNE 2023)

