

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£169,950

FOR SALE



5 Greymount Crescent, L'Derry, BT47 5TP

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

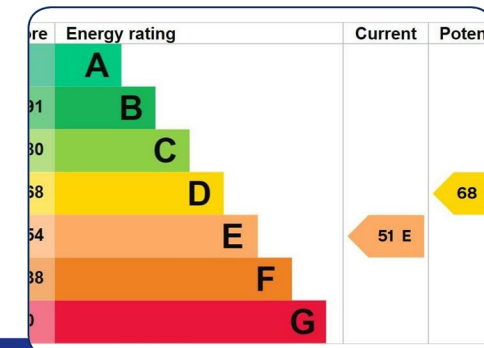
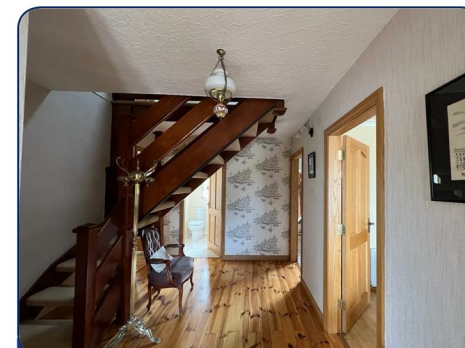
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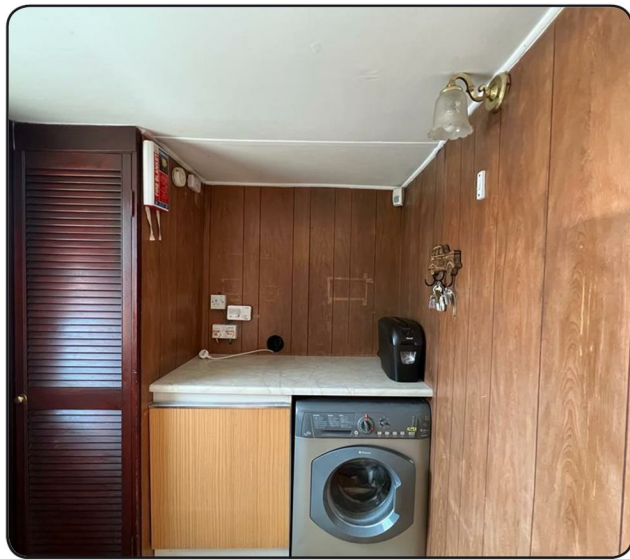
- SEMI DETACHED CHALET BUNGALOW
- 4 BEDROOMS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux and garage)
- PVC FRONT & BACK DOORS
- OAK INTERNAL DOORS
- GARAGE
- PAVED YARD TO FRONT
- LAWN TO REAR

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





ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having wooden floor.

LOUNGE

16'3" x 11'8" (4.95m x 3.56m)

Having fireplace, ceiling cornicing, laminated wooden floor.

KITCHEN

13'8" x 8'11" (4.17m x 2.72m)

Having eye and low level units, hob, underoven, stainless steel extractor hood, integrated fridge / freezer, integrated dishwasher, dining space, tiled floor.

REAR PORCH

Plumbed for washing machine, boiler store.

BEDROOM 1/FAMILY ROOM

16'3" x 10'4" (4.95m x 3.15m)

Having semi-solid wooden floor, patio doors leading to rear.

BEDROOM 2

13'7" x 8' wp (4.14m x 2.44m wp)

Having wall to wall built in wardrobes, wooden floor.

BATHROOM

Comprising bath with shower over, shower screen, whb and wc, partly tiled walls, tiled floor.

STAIRCASE TO FIRST FLOOR

LANDING

Having wall to wall storage cupboards

BEDROOM 3

11'5" x 9'11" (3.48m x 3.02m)

Having built in wardrobe and laminated wooden floor.

BEDROOM 4

11'4" x 9'5" (3.45m x 2.87m)

Having whb, built in wardrobes and laminated wooden floor.

SHOWER ROOM

Comprising fully tiled walk in shower, whb set in vanity unit, wc, chrome radiator, tiled floor.

GARAGE

Having roller door, light and power points, side window and door. Toilet and whb off.

EXTERIOR FEATURES

Paved to front bordered by wall and double entrance gates.

Lawn to rear enclosed by fence and gate.

Paved patio area to rear.

Shed to rear.

ESTIMATED ANNUAL RATES

£1054.80 (MAY 2023)

