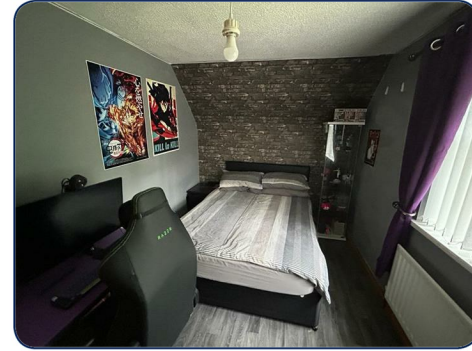


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£250,000

FOR SALE



27 Rushcroft Park, L'Derry, BT47 5WF

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Waterside)
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
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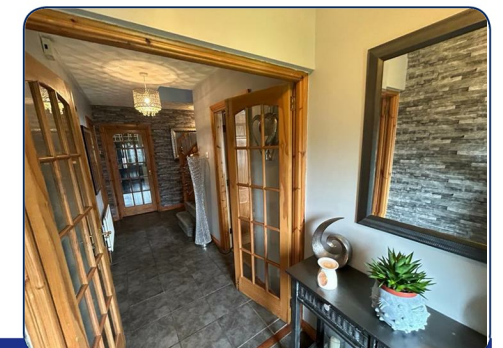
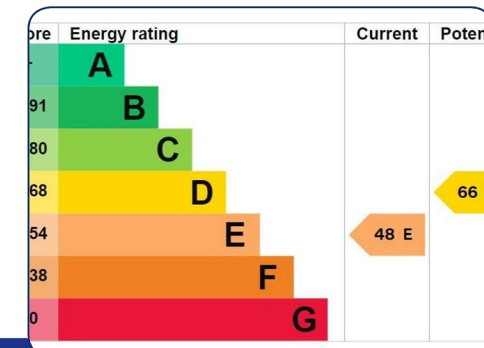
- DETACHED CHALET BUNGALOW
- 4 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC EXTERNAL DOORS
- LAWNS TO FRONT & REAR
- DRIVEWAY
- EPC RATING -

Daniel Henry
ESTATE AGENTS

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.

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THE PROPERTY COMPRISES:

ACCOMMODATION

VESTIBULE PORCH

Having tiled floor, double doors leading to hallway.

HALLWAY

Having cloaks cupboard, understairs storage, tiled floor.

LOUNGE

16'11" x 11'8" (5.16m x 3.56m)

Having fireplace and laminated wooden floor.

KITCHEN / DINING AREA

14'7" x 11'11" (4.45m x 3.63m)

Having range of eye and low level units with under lighting, matching pelmet over window with lighting, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, glazed display unit, wine rack, gas hob, double oven, stainless steel extractor hood, space for American style fridge / freezer, integrated dishwasher, French doors leading to rear, tiled floor.

UTILITY ROOM

7'5" x 7'1" (2.26m x 2.16m)

Having eye and low level units, stainless steel sink unit with mixer taps, plumbed for washing machine, space for dryer, space for freezer, tiled floor.

MASTER BEDROOM

12'4" x 11'8" (3.76m x 3.56m)

Having laminated wooden floor.

EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc, 1/2 tiled walls, tiled floor.

BEDROOM 2

10'10" x 10'8" (3.30m x 3.25m)

Having built in wardrobe and laminated wooden floor.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 3

12'6" x 11'9" (3.81m x 3.58m)

Having wall to wall built in wardrobes with sliding mirrored doors, spot lights.

BEDROOM 4

13'3" x 8'2" (4.04m x 2.49m)

Having wall to wall built in wardrobes with sliding mirrored doors.

BATHROOM

Comprising bath with handles, fully tiled walk in electric shower, whb and wc, 1/2 tiled walls, tiled floor.

EXTERIOR FEATURES

Lawn to front.

Paved driveway to front.

Lawn to rear.

Large paved patio to rear.

Paved to side enclosed by fence and gate.

ESTIMATED ANNUAL RATES

£1318.50 (SEPT 2023)

