

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£230,000

**FOR SALE**



197 Hatmore Park, Derry, BT48 0AF

**VIEWING STRICTLY BY APPOINTMENT ONLY**

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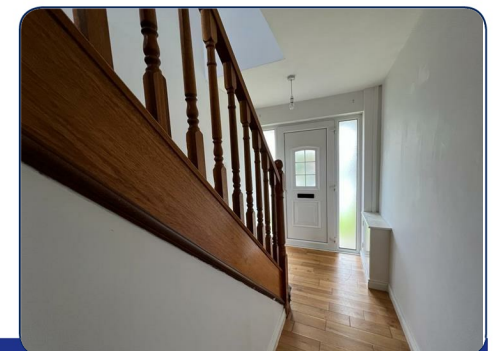
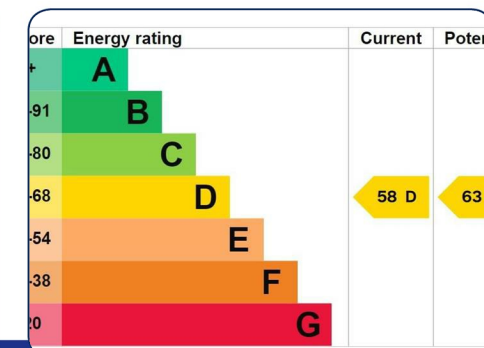
- SEMI DETACHED CHALET BUNGALOW
- 4 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT & REAR DOORS
- LAWNS TO FRONT & REAR
- TARMAC DRIVEWAY
- EPC RATING -

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## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### HALLWAY

Having hotpress, wooden floor.

#### LOUNGE

18' x 11'8" (5.49m x 3.56m)

Having ceiling cornicing, T.V and telephone points, laminated wooden floor.

#### KITCHEN / DINING AREA

21' x 11'7" (6.40m x 3.53m)

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated hob and underoven, stainless steel extractor fan, space for fridge / freezer, plumbed for washing machine, space for tumble dryer, tiled floor, French doors, wooden floor in dining area.

#### BEDROOM 3

13'9" x 9'9" (4.19m x 2.97m)

#### BEDROOM 4

10'7" x 9'7" wp (3.23m x 2.92m wp)

Having wooden floor.

#### BATHROOM

Comprising bath, whb and wc, fully tiled walk in electric shower, fully tiled walls.

### FIRST FLOOR

#### LANDING

Having whb and wc off.

#### MASTER BEDROOM

14'11" x 11'10" (4.55m x 3.61m)

#### EN-SUITE

Comprising fully tiled walk in electric shower, whb set in vanity unit.

#### BEDROOM 2

15' x 10'11" (4.57m x 3.33m)

Having laminated wooden floor.

### EXTERIOR FEATURES

Lawn to front bordered by wall.

Lawn to rear with paved patio area.

Tarmac driveway.

Outside light and tap.

### ESTIMATED ANNUAL RATES

£1371.24 (SEPT 2023)

