

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

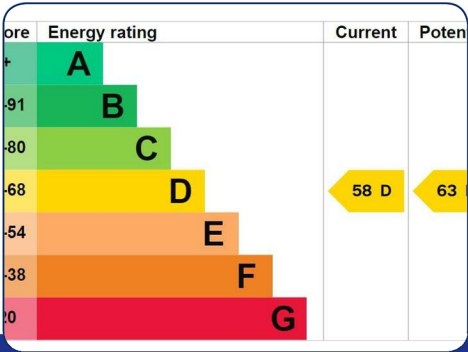
£230,000

FOR SALE



197 Hatmore Park, Derry, BT48 0AF

- 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 -



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Cityside)**
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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.
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 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

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)

