

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£115,000

**FOR SALE**



**1 Hayesbank Park, L'Derry, BT47 2AZ**

- SEMI DETACHED HOUSE
- 3 BEDROOM / 2 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PARTIALLY PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- LAWN TO FRONT & SIDE
- CLOSE TO ALL AMENITIES
- EPC RATING - G

**VIEWING STRICTLY BY APPOINTMENT ONLY**

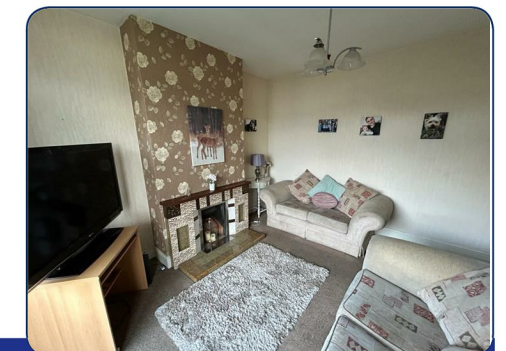
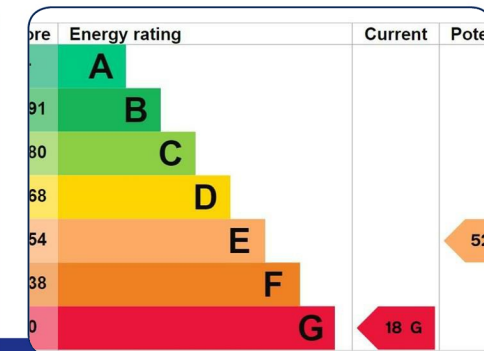
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### HALLWAY

Having understairs storage and 1/2 height wooden panelled walls.

#### LOUNGE

14'9" x 10'11" into bay (4.50m x 3.33m into bay)  
Having fireplace with tiled hearth.

#### FAMILY ROOM

16'3" x 10'6" (4.95m x 3.20m)  
Having tiled fireplace.

#### KITCHEN

13'2" x 10'4" wp (4.01m x 3.15m wp)  
Having eye and low level units, single drainer stainless steel sink unit with mixer taps, wired for electric cooker, plumbed for washing machine, space for fridge / freezer.

### FIRST FLOOR

#### LANDING

Having hotpress.

#### BEDROOM 1

10'5" x 10'5" (3.18m x 3.18m)

#### BEDROOM 2

12'1" x 8'9" (3.68m x 2.67m)

#### BEDROOM 3

8' x 7'6" (2.44m x 2.29m)

#### BATHROOM

Comprising bath with handles and electric shower over, whb, 1/2 tiled walls.

### SEPARATE WC

### EXTERIOR FEATURES

Lawn to front and side bordered by hedge.  
Concrete yard to rear.  
2 x Shed.  
Fuel store.

### ESTIMATED ANNUAL RATES

£1028.43 (NOV 2023)

