

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

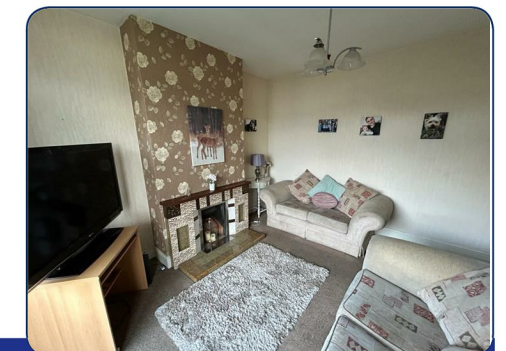
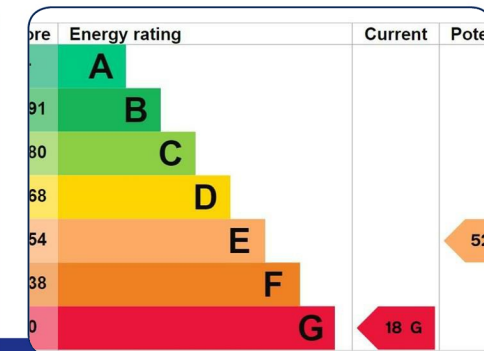
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8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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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)

