

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**Daniel**  
**Henry**  
ESTATE AGENTS

£115,000

FOR SALE



1 Hayesbank Park, L'Derry, BT47 2AZ

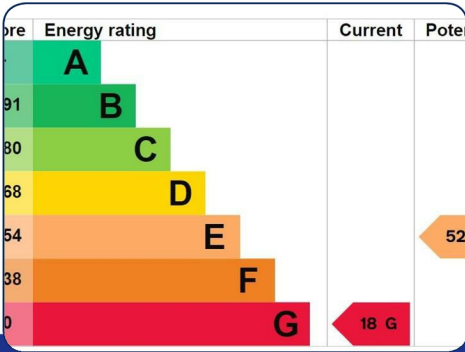
- SEMI DETACHED HOUSE
- 3 BEDROOM / 2 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PARTIALLY PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- LAWN TO FRONT & SIDE
- CLOSE TO ALL AMENITIES
- EPC RATING - G

VIEWING STRICTLY BY APPOINTMENT ONLY

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

