

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£190,000

FOR SALE



102 Knockwellan Park, Derry, BT47 2JE

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

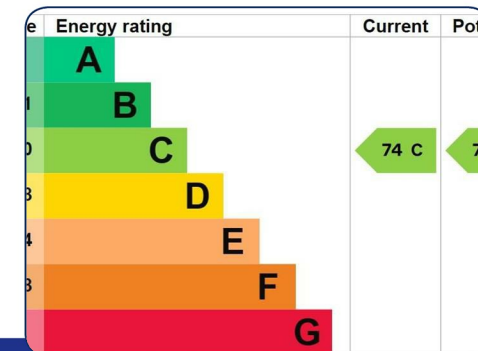


- SEMI DETACHED BUNGALOW
- 3 BEDROOM / 2 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- OAK SKIRTINGS AND ARCHITRAVES
- YARD TO FRONT & REAR
- DRIVEWAY TO SIDE
- EPC RATING -

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.
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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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ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having storage cupboard and semi-solid wooden floor.

LOUNGE

17'6" x 13'8" wp (5.33m x 4.17m wp)

Having ornamental fireplace, ceiling cornicing and semi-solid wooden floor.

KITCHEN

21'11" x 14'9" wp (6.68m x 4.50m wp)

Having range of eye and low level units, tiling between units, glazed display cupboards, Rangemaster cooking centre, plumbed for washing machine, plumbed for dishwasher, space for tumble dryer, space for fridge, dining space, tiled floor, double doors leading to Sun Room.

SUN ROOM

10'9" x 10'8" (3.28m x 3.25m)

BEDROOM 1

14'5" x 8'8" wp (4.39m x 2.64m wp)

Having built in wardrobes with sliding mirrored doors, laminated wooden floor. Toilet and whb off with recessed lighting.

ENSUITE TOILET AND WHB

BEDROOM 2

12'2" x 8'7" (3.71m x 2.62m)

Having double built in wardrobe and laminated wooden floor.

BEDROOM 3

10'7" x 9'2" (3.23m x 2.79m)

Having laminated wooden floor.

BATHROOM

Comprising Jacuzzi style bath, walk in electric shower with PVC cladding to walls, whb and wc, fully tiled walls and floor.

EXTERIOR FEATURES

Yard to front bordered by fence.

Yard to rear.

Driveway.

ESTIMATED ANNUAL RATES

£1002.06 (DEC 2023)

