

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£180,000

FOR SALE



18 The Beeches, Drumahoe, BT47 3XS

- DETACHED BUNGALOW
- 3 BEDROOMS/2 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- GARDEN TO REAR
- EPC RATING -

VIEWING STRICTLY BY APPOINTMENT ONLY

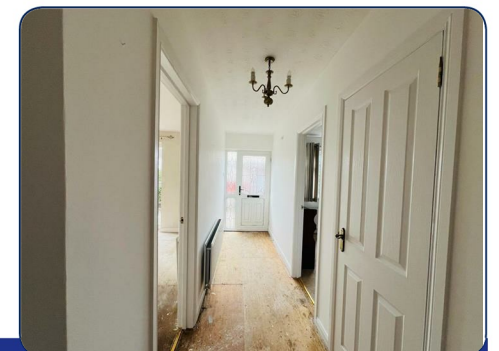
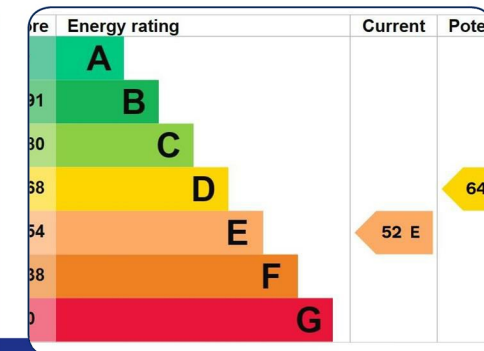
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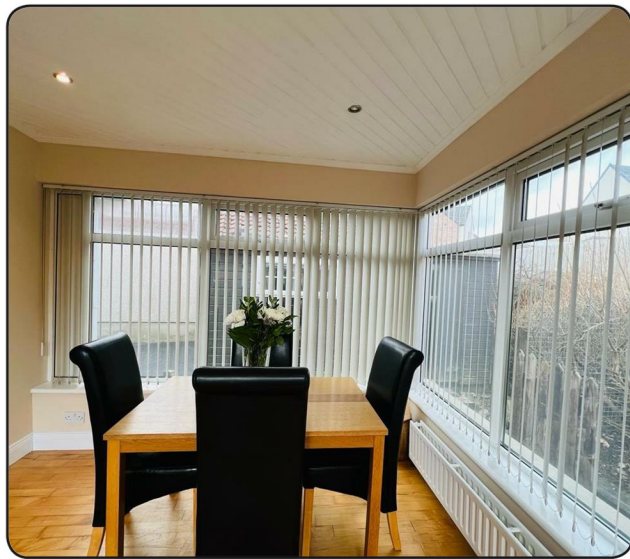


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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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

HALLWAY

Having cloaks cupboard and hotpress.

LOUNGE

16'8" x 14'8" wp (5.08m x 4.47m wp)

Having fireplace.

KITCHEN

11'7" x 10'8" (3.53m x 3.25m)

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, wired for electric cooker, stainless steel extractor hood, integrated fridge / freezer, dishwasher and washing machine, recessed lighting, open plan to dining area.

DINING ROOM

10'8" x 10'6" (3.25m x 3.20m)

Having recessed lighting, semi-solid wooden floor, door leading to exterior.

BEDROOM 1

11'8" x 10'9" (3.56m x 3.28m)

Having built in wardrobes with sliding mirrored doors.

BEDROOM 2

11'8" x 8'4" (3.56m x 2.54m)

Having built in wardrobes with sliding mirrored doors.

BEDROOM 3

9'9" x 9'2" (2.97m x 2.79m)

BATHROOM

Comprising bath with electric shower over, shower screen, whb set in vanity unit, wc, chrome radiator, fully tiled walls and floor.

EXTERIOR FEATURES

Yard to rear with rockery.

Paved patio area.

Tarmac driveway.

ESTIMATED ANNUAL RATES

£1107.54 (FEB 2024)

