

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£182,000

FOR SALE



5 Ervey Court, Eglinton, BT47 3WN

- SEMI DETACHED HOUSE
- 3 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- LAWN TO FRONT & SIDE
- TARMAC DRIVEWAY
- EPC RATING -

VIEWING STRICTLY BY APPOINTMENT ONLY

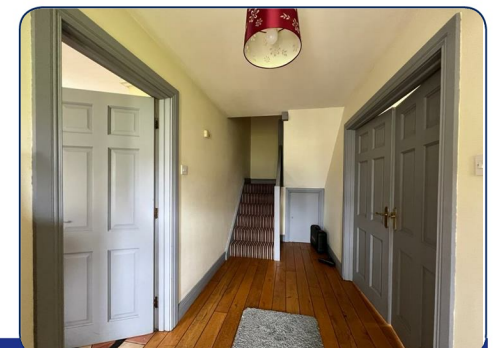
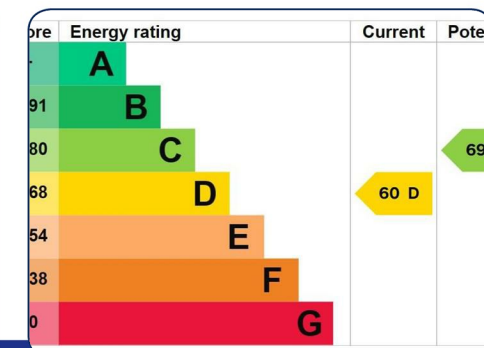
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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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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:

ACCOMODATION

HALLWAY

Having understairs storage, wooden floor, double doors leading to lounge.

LOUNGE

18'1" x 14'3" (5.51m x 4.34m)

Having ornamental fireplace, wooden floor, dual aspect.

KITCHEN / DINING AREA

18'5" x 10'6" (5.61m x 3.20m)

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, extractor hood, plumbed for dishwasher, tiled floor.

UTILTY ROOM

Having single drainer stainless steel sink unit, plumbed for washing machine, tiled floor.

FIRST FLOOR

LANDING

Having walk in hotpress, laminated wooden floor.

MASTER BEDROOM

13'8" x 10'7" (4.17m x 3.23m)

Having built in wardrobes with sliding mirrored doors, laminated wooden floor.

EN-SUITE

Comprising fully tiled walk in shower, whb and wc, tiled floor.

BEDROOM 2

11'6" x 10'4" wp (3.51m x 3.15m wp)

Having laminated wooden floor.

BEDROOM 3

11'6" x 9' (3.51m x 2.74m)

Having laminated wooden floor.

BATHROOM

Comprising bath with hand shower attachment to taps, walk in shower, whb and wc, fully tiled walls and floor.

EXTERIOR FEATURES

Lawn to front bordered by wall and double entrance gates.

Lawn to side.

Tarmac driveway.

GARAGE

Having roller door, light and power points, side window and door.

ESTIMATED ANNUAL RATES

£1160.28 (MARCH 2024)

