

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£159,950

FOR SALE



20 Oeghill Park, Derry, BT47 3HN

VIEWING STRICTLY BY APPOINTMENT ONLY

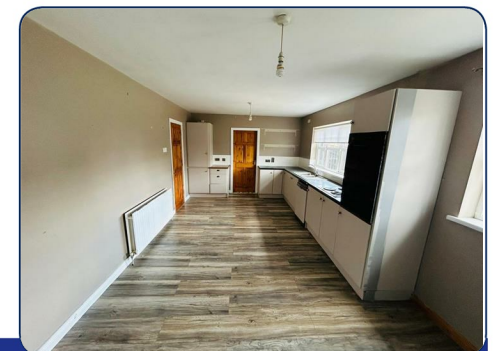
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- SEMI DETACHED CHALET BUNGALOW
- 3 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC EXTERIOR DOORS
- LAWNS TO FRONT & REAR
- EPC RATING -

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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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having understairs storage, hotpress, tiled floor.

LOUNGE

15'10" x 11'2" wp (4.83m x 3.40m wp)
Having fireplace and laminated wooden floor.

BEDROOM 3

9'4" x 8'1" (2.84m x 2.46m)
Having laminated wooden floor.

KITCHEN

21' x 11' (6.40m x 3.35m)
Having range of units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, double oven, plumbed for dishwasher, dining space, laminated wooden floor.

UTILITY ROOM

Having low level units, sink unit, plumbed for washing machine, space for tumble dryer.

BATHROOM

Comprising bath with telephone hand shower attachment to taps, walk in electric shower, whb and wc.

FIRST FLOOR

LANDING

Having cupboard.

BEDROOM 1

16'2" x 11'7" wp (4.93m x 3.53m wp)
Having laminated wooden floor.

BEDROOM 2

16'7" x 11'4" wp (5.05m x 3.45m wp)
Having laminated wooden floor.

EXTERIOR FEATURES

Neat lawns to front and rear.
Driveway to rear.

ESTIMATED ANNUAL RATES

£1000.08 (APRIL 2024)

