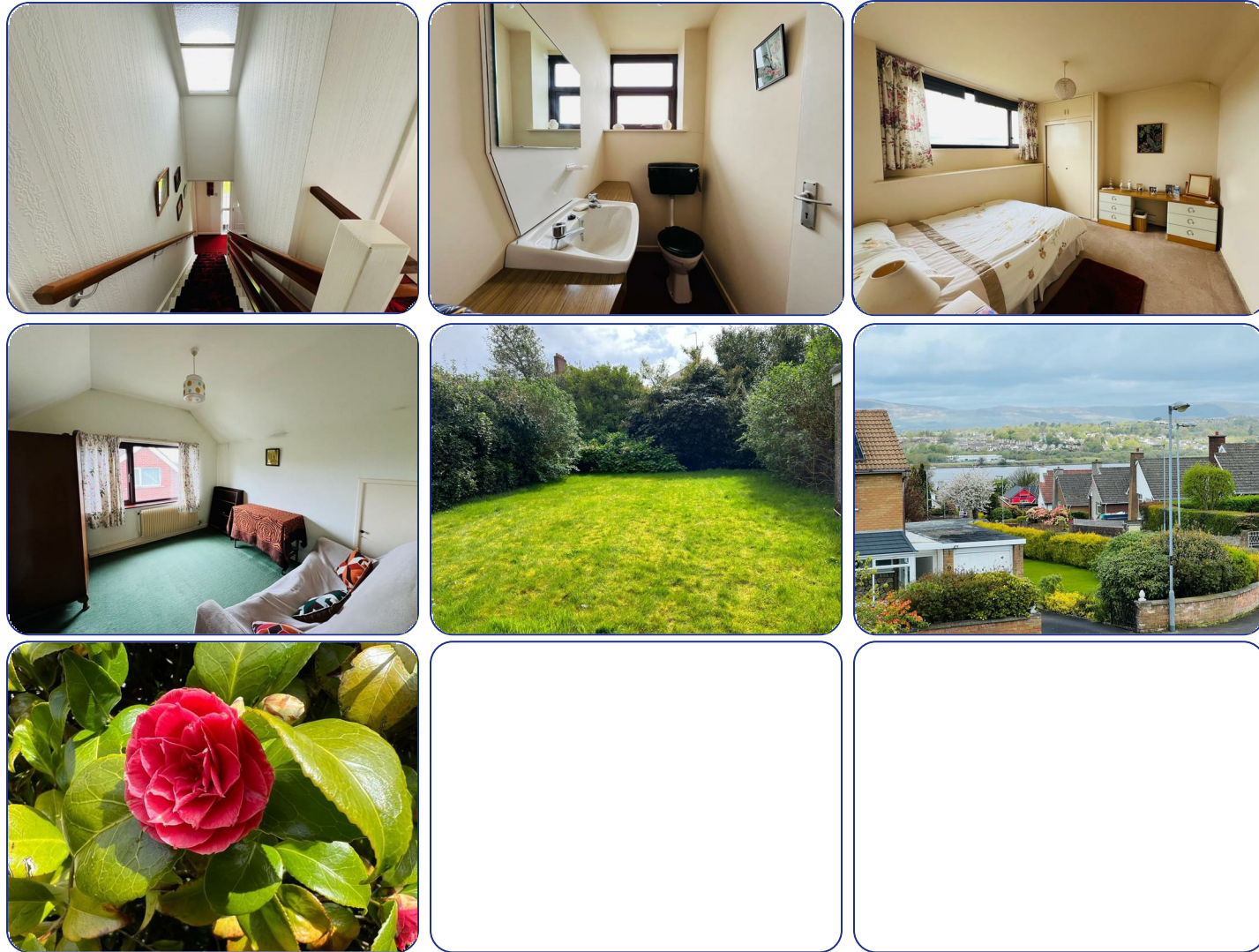


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Waterside)
 34 Spencer Road, Londonderry BT47 6AA
 Tel. 02871347539
 waterside@danielhenry.co.uk
 www.danielhenry.co.uk



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.
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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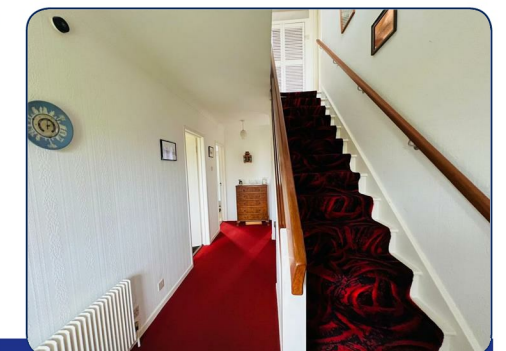
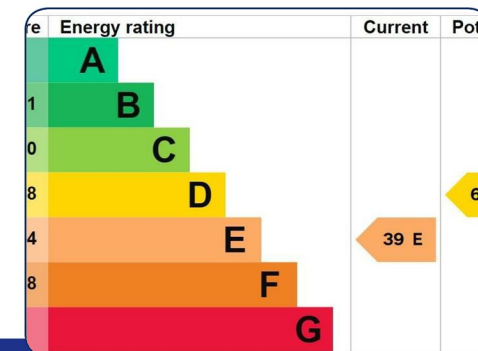
Daniel Henry
ESTATE AGENTS

£200,000



25 Rockport Park, L'Derry, BT47 6JH

- SEMI DETACHED CHALET BUNGALOW
- VIEW OF RIVER FROM FIRST FLOOR
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- LAWNS TO FRONT & REAR
- TARMAC DRIVEWAY
- GARAGE
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having ceiling cornicing.

LOUNGE

15'9" x 11'11" wp (4.80m x 3.63m wp)

Having fireplace and ceiling cornicing.

KITCHEN

11'10" x 8'7" (3.61m x 2.62m)

Having eye and low level units, double drainer stainless steel sink unit with mixer taps, wired for cooker, hotpress.

REAR PORCH

Plumbed for washing machine. Burner store.

BEDROOM 4/FAMILY ROOM

12'1" x 10'2" (3.68m x 3.10m)

Having built in wardrobe.

BEDROOM 3

11'9" x 8'1" (3.58m x 2.46m)

BATHROOM

Comprising bath with telephone hand shower attachment to taps and tiling around, whb and wc, 1/2 tiled walls.

FIRST FLOOR

LANDING

Having storage cupboards.

BEDROOM 1

11'1" x 10'10" (3.38m x 3.30m)

BEDROOM 2

10'1" x 10' (3.07m x 3.05m)

GARAGE

Having up and over door, power points, benches, storage cupboards.

EXTERIOR FEATURES

Neat lawns to front and rear stocked with abundance of mature plants trees and shrubs.

Front lawns bordered by hedge. Enclosed lawns to rear.

Tarmac driveway with double entrance gates.

ESTIMATED ANNUAL RATES

£1389.00 (APRIL 2024)

