

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**




**VIEWING STRICTLY BY APPOINTMENT ONLY**

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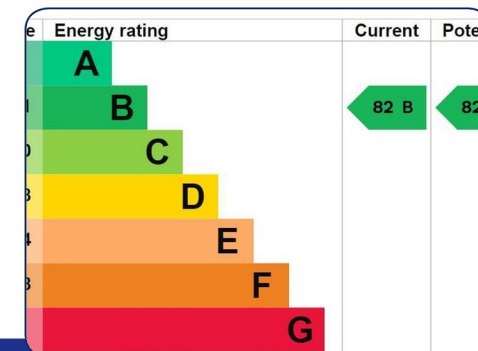
**15 Ashbrook Court, Drumahoe, BT47 3FA**

- SEMI DETACHED HOUSE
- 3 BEDROOM / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- LAWNS TO FRONT SIDE & REAR
- PAVED PATIO AREA TO REAR
- CORNER SITE
- VIEWS OVER COUNTRYSIDE
- EPC RATING - C

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

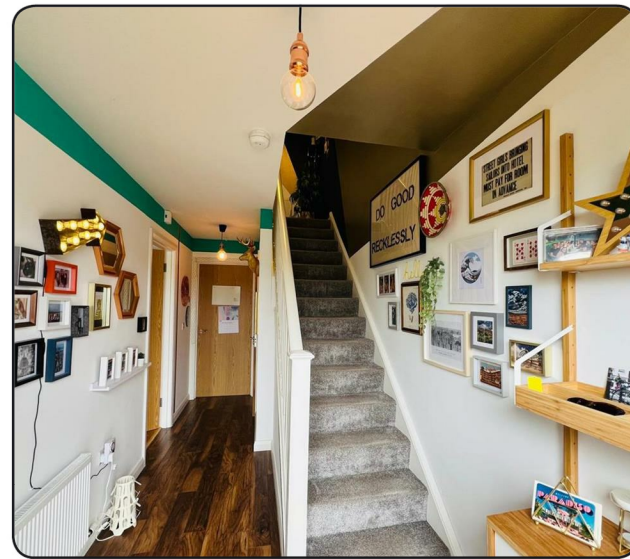
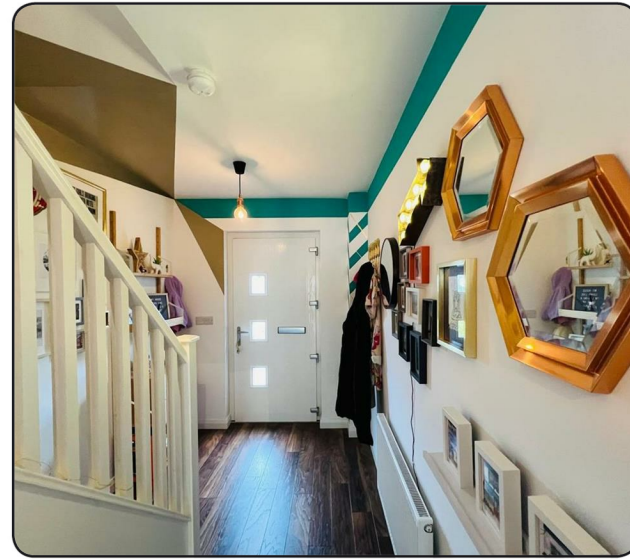
1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given 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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## ACCOMMODATION

### HALLWAY

Having laminated wooden floor.

### GUEST WHB & WC

Having tiled floor.

### LOUNGE

13'11" x 11'1" (4.24m x 3.38m)

Having wooden floor.

### KITCHEN

18' x 14' wp (5.49m x 4.27m wp)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, plumbed for washing machine and dishwasher, integrated fridge/freezer, centre island with breakfast bar and storage under, recessed lighting, tiled floor, French doors leading to paved patio area.

## FIRST FLOOR

### LANDING

Having cupboard.

### MASTER BEDROOM

11' x 10'1" (3.35m x 3.07m)

Having laminated wooden floor.

### EN-SUITE

Comprising fully tiled walk in shower, whb set in vanity unit, wc, tiled floor.

### BEDROOM 2

13'10" x 8'11" (4.22m x 2.72m)

Having laminated wooden floor.

### BEDROOM 3

9'3" x 8'8" (2.82m x 2.64m)

Having laminated wooden floor.

### BATHROOM

Comprising bath with telephone hand shower attachment to taps and tiling around, shower screen, whb and wc, recessed lighting, tiled floor.

## EXTERIOR FEATURES

Brick pavia parking to front.

Enclosed lawn to side and rear.

Paved patio area leading to lawn bordered by wall, fence and gate.

Rockery.

## ESTIMATED ANNUAL RATES

£1111.20 (APRIL 2024)

