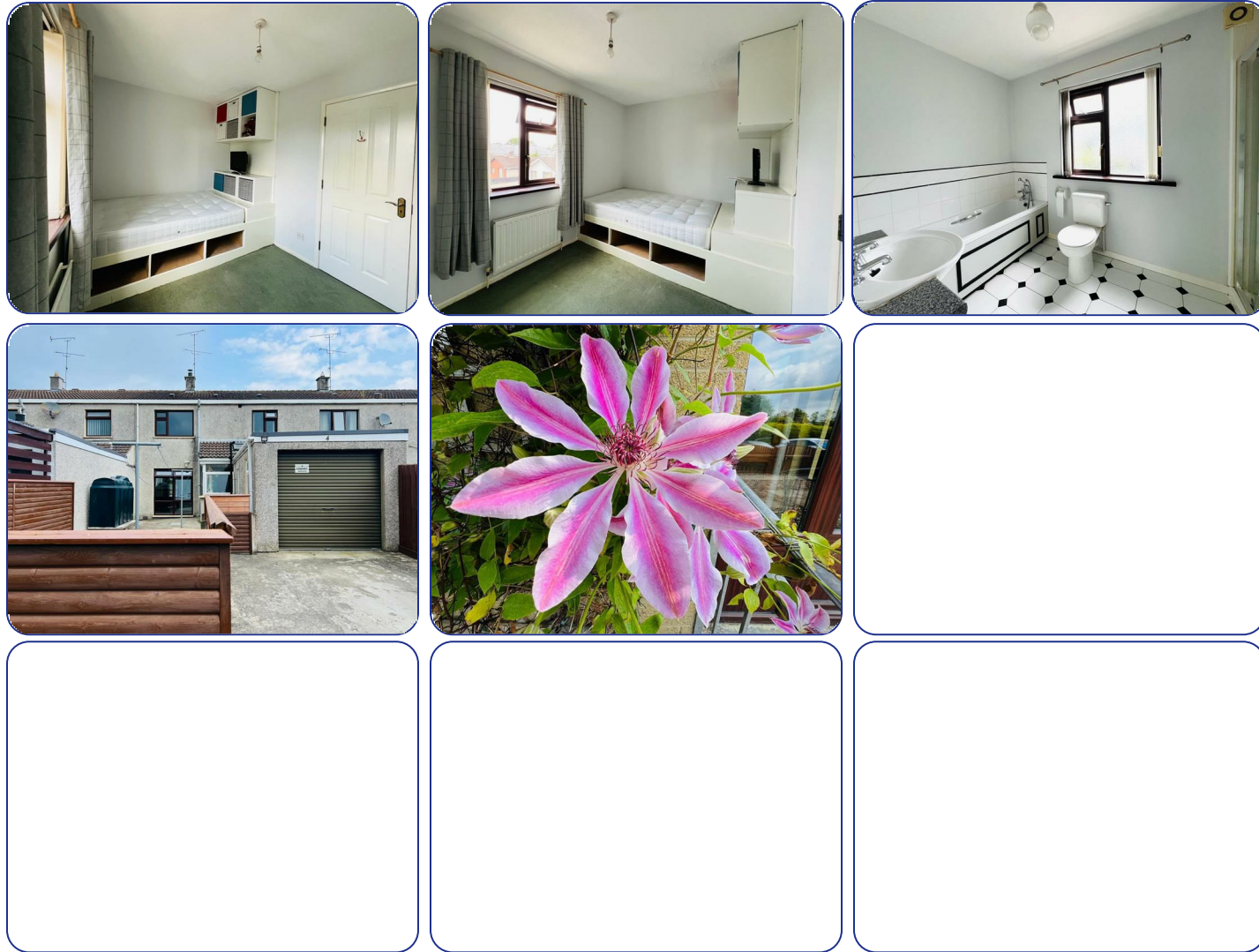


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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

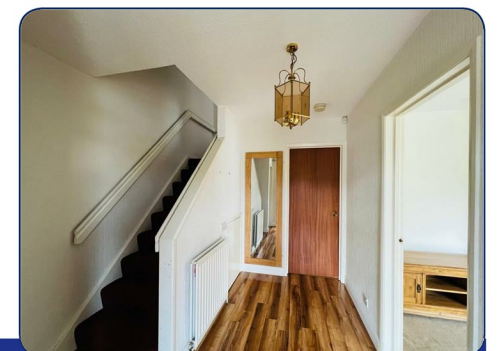
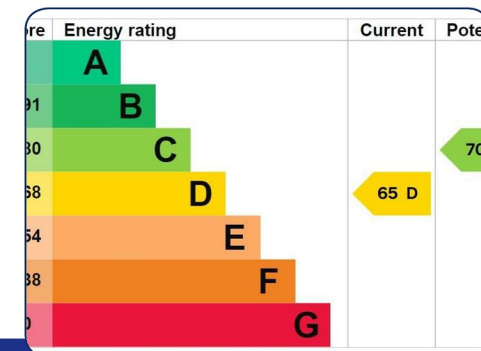
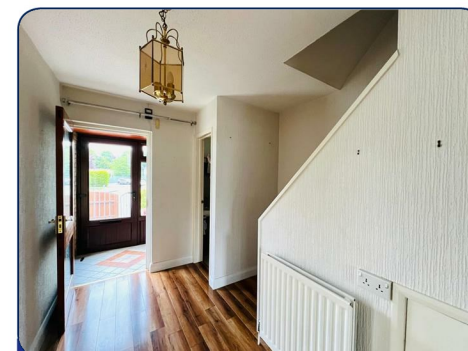
£147,500

FOR SALE



4 Cherry Drive, Eglinton, BT47 3US

- MID TERRACE HOUSE
- 3 BEDROOM/2 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC EXTERIOR DOORS
- YARD TO REAR
- GARAGE
- EPC RATING - D



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ACCOMMODATION

VESTIBULE

Having tiled floor.

HALLWAY

Having laminated wooden floor.

GUEST WHB & WC

Having tiled floor.

LOUNGE

14'8" x 11'5" (4.47m x 3.48m)

Having ornamental fireplace with electric inset, double doors to Dining area.

DINING ROOM

10'4" x 9'9" (3.15m x 2.97m)

KITCHEN

15'11" x 12'6" (4.85m x 3.81m)

Having eye and low level units, tiling between units, glazed display cupboards twin bowl sink unit with mixer taps, breakfast bar, hob, underoven, extractor hood, plumbed for washing machine and dishwasher, understairs storage, recessed lighting, tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

12'2" x 11'6" (3.71m x 3.51m)

Having built in wardrobes.

BEDROOM 2

12'3" x 9'9" (3.73m x 2.97m)

BEDROOM 3

11' x 8'4" (3.35m x 2.54m)

Having built in bed space.

BATHROOM

Comprising bath with handles, shower attachment to taps, walk in shower, whb set in vanity unit, wc, partly tiled walls, tiled floor.

EXTERIOR FEATURES

Yard to front bordered by fence and gate.

Concrete yard to rear.

GARAGE

16'8" x 9'9" (5.08m x 2.97m)

Having roller door, light and power points.

ESTIMATED ANNUAL RATES

£1000.08 (MAY 2024)

