

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£145,000



13 Summer Meadows Mews, L'Derry, BT47 6SG

- SEMI DETACHED HOUSE
- 2 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- SECURITY SYSTEM INSTALLED
- TARMAC DRIVEWAY
- LAWNS TO FRONT & REAR
- EPC RATING - D

VIEWING STRICTLY BY APPOINTMENT ONLY

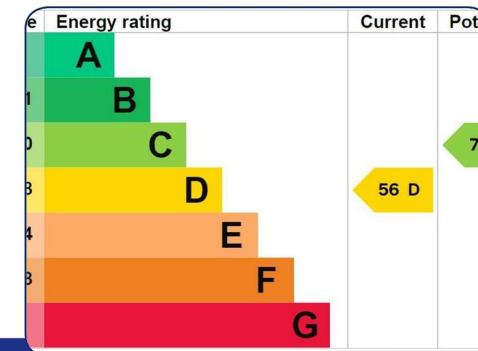
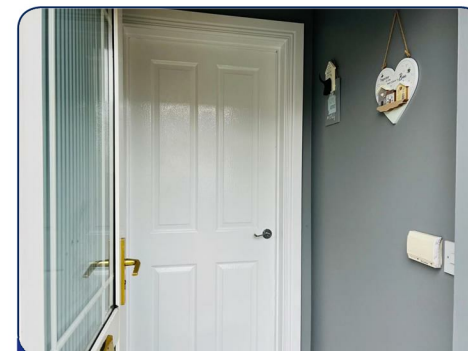
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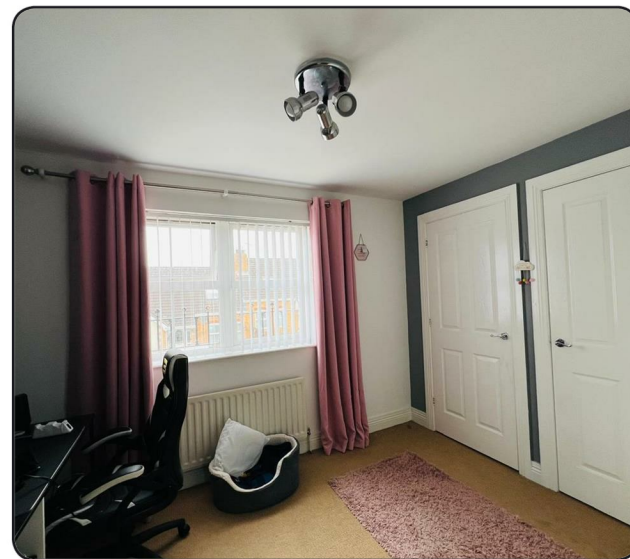
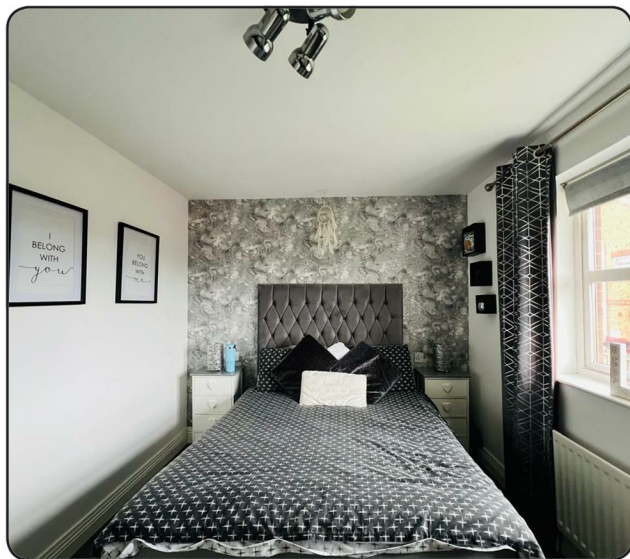
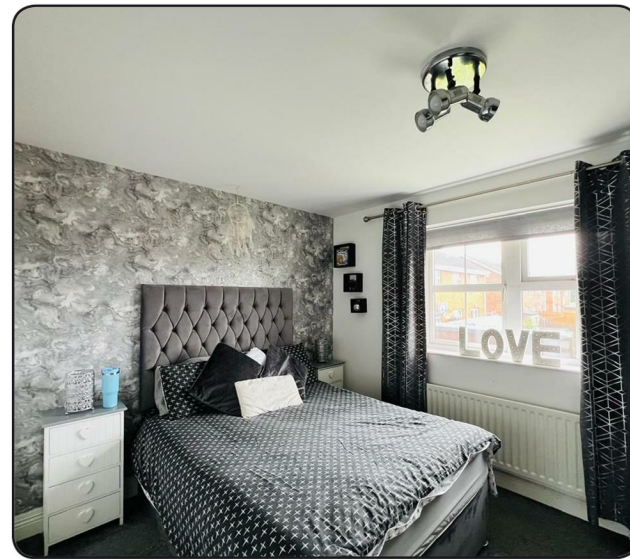


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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that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

VESTIBULE PORCH

Having laminated wooden floor.

LOUNGE

14' x 13' (4.27m x 3.96m)

Having attractive fireplace with gas inset, ceiling corning, recessed lighting, laminated wooden floor.

DOWNSTAIRS WHB & WC

Having tiled floor.

KITCHEN

13' x 10'10" wp (3.96m x 3.30m wp)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, gas hob, underoven, extractor hood, plumbed for washing machine and dishwasher, space for fridge / freezer, dining space, French doors to rear lawn, tiled floor.

FIRST FLOOR

LANDING

Having hotpress, storage cupboard and ceiling corning.

BEDROOM 1

12'11" x 8'10" wpp (3.94m x 2.69m wpp)

Having double built in wardrobe.

BEDROOM 2

10'10" x 10'9" (3.30m x 3.28m)

Having two built in wardrobes.

BATHROOM

Comprising bath, whb and wc, walk in tiled shower, 1/2 tiled walls.

EXTERIOR FEATURES

Lawn to front.

Neat lawn to rear.

Tarmac driveway to side.

ESTIMATED ANNUAL RATES

£1111.20 (JUNE 2024)

