

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel  
Henry**  
ESTATE AGENTS

£225,000

**FOR SALE**



**10 Highmoor Road, Eglinton, BT47 3AY**

- DETACHED BUNGALOW
- 4 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- GARDENS TO FRONT, SIDE & REAR
- SUMMER HOUSE
- GARAGE
- EPC RATING -

**VIEWING STRICTLY BY APPOINTMENT ONLY**

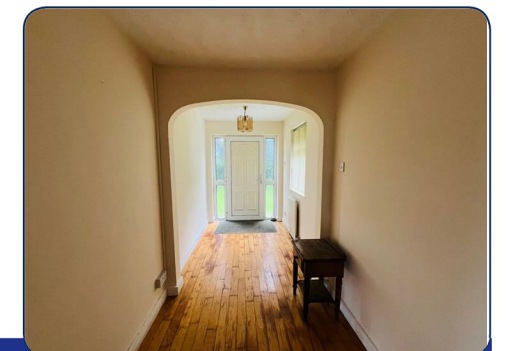
**Agent:**

**Daniel  
Henry**  
ESTATE AGENTS

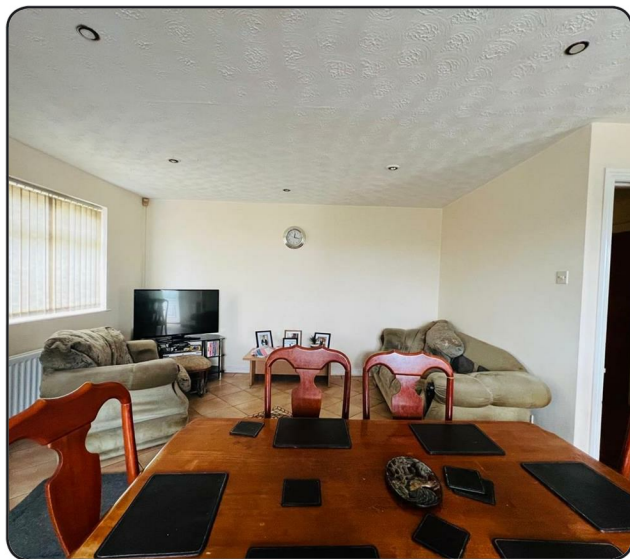
Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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.

[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)







## ACCOMMODATION

### HALLWAY

Having cloaks cupboard, hotpress, wooden floor.

### LOUNGE

15'3" x 13'3" (4.65m x 4.04m)

Having fireplace and semi-solid wooden floor.

### KITCHEN/DINING/LIVING AREA

19'1" x 18'6" (5.82m x 5.64m)

Having eye and low level units, tiling between units, sink unit with mixer taps, hob, oven, space for fridge / freezer, tiled floor, ample dining space.

### UTILITY ROOM

7'1" x 6' (2.16m x 1.83m)

Having sink unit, plumbed for washing machine, space for dishwasher, tiled floor. Toilet off with tiled floor.

### BEDROOM 1

14' x 11'5" (4.27m x 3.48m)

Having built in wardrobes with sliding mirrored doors. WHB off.

### BEDROOM 2

11'8" x 10'1" (3.56m x 3.07m)

Having built in wardrobe with sliding mirrored doors.

### BEDROOM 3

11' x 10'5" (3.35m x 3.18m)

Having built in wardrobe with sliding mirrored doors, wooden floor.

### BEDROOM 4

11' x 10'6" (3.35m x 3.20m)

Having built in wardrobe and wooden floor.

### BATHROOM

Comprising bath, whb and wc, walk in electric shower, recessed lighting, fully tiled walls and floor.

### EXTERIOR FEATURES

Extensive lawn to front, lawn to side and rear.

Summer House.

### GARAGE

Having roller door, light and power points.

### SHED

### ESTIMATED ANNUAL RATES

£1611.24 (AUG 2024)

