

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel Henry
ESTATE AGENTS

£160,000

FOR SALE



6 Danesfort Crescent, Derry, BT48 8DG

- SEMI DETACHED CHALET BUNGALOW
- 4 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PARTLY PVC DOUBLE GLAZED WINDOWS
- LAWNS TO FRONT & REAR
- GARAGE
- EPC RATING -

VIEWING STRICTLY BY APPOINTMENT ONLY

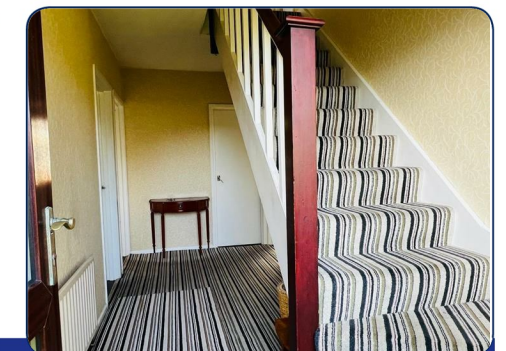
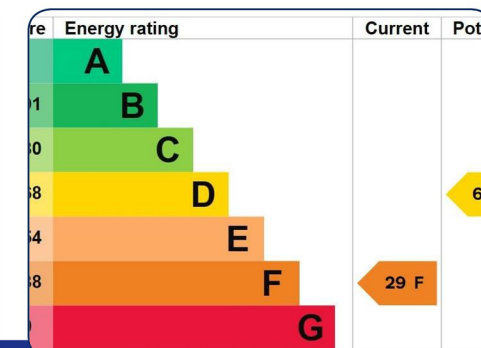
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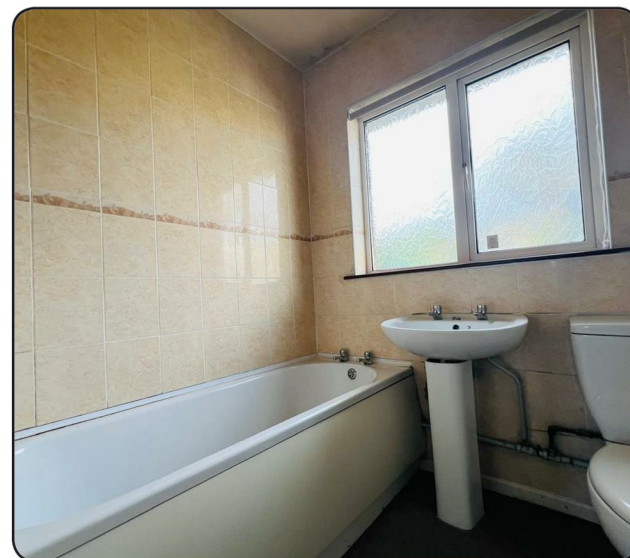
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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (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.
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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

HALLWAY

LOUNGE

12' x 11'3" wp (3.66m x 3.43m wp)
Having fireplace.

KITCHEN

11'3" x 8'6" (3.43m x 2.59m)
Having low level units, sink unit, stainless steel extractor hood, hotpress.

STORE OFF

Plumbed for washing machine.

BEDROOM 1

11'6" x 9' (3.51m x 2.74m)

BEDROOM 2

9' x 8'6" (2.74m x 2.59m)

BATHROOM

Comprising bath with shower screen, whb and wc, tiled walls.

FIRST FLOOR

LANDING

Having storage.

BEDROOM 3

12'4" x 11'3" (3.76m x 3.43m)

BEDROOM 4

10' x 8'9" (3.05m x 2.67m)

EXTERIOR FEATURES

Gardens to front and rear.

GARAGE

Having up and over door.

ESTIMATED ANNUAL RATES

£1333.44 (SEPT 2024)