

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£220,000

FOR SALE



95 Crockmore Road, Claudy, BT47 4JP

VIEWING STRICTLY BY APPOINTMENT ONLY

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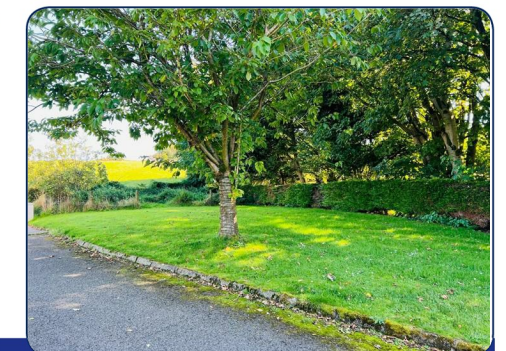
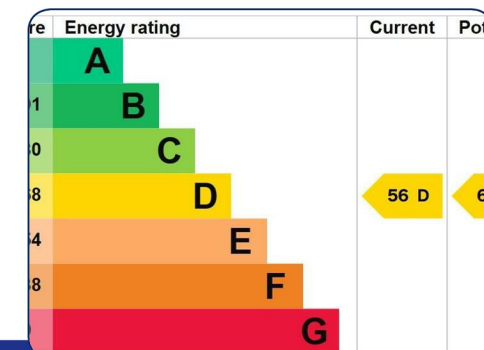
- DETACHED BUNGALOW
- 4 BEDROOMS/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- NEAT LAWNS TO FRONT AND SIDE
- TARMAC DRIVEWAY
- EPC RATING -

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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.
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5. Any areas, measurements or distances referred to herein are approximate only.
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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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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

LOUNGE

17'8" x 12'1" (5.38m x 3.68m)

Having fireplace with granite hearth, recessed lighting, laminated wooden floor.

KITCHEN / DINING AREA

26'5" x 12'10" (8.05m x 3.91m)

Having range of eye and low level units, tiling between units, glazed display cupboards, breakfast bar, plumbed for washing machine and dishwasher, space for fridge / freezer, tiled floor, French doors to side.

MASTER BEDROOM

13' x 10'7" (3.96m x 3.23m)

Having built in wardrobes with sliding mirrored doors, laminated wooden floor.

EN-SUITE

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

BEDROOM 2

12' x 10'11" (3.66m x 3.33m)

Having laminated wooden floor.

BEDROOM 3

10'10" x 10'1" (3.30m x 3.07m)

Having laminated wooden floor.

BEDROOM 4

10'1" x 6'10" (3.07m x 2.08m)

Having built in wardrobe and laminated wooden floor.

BATHROOM

Comprising bath with telephone hand shower attachment to taps, walk in electric shower, whb and wc, tiled walls and floor.

EXTERIOR FEATURES

Neat lawns to front and side.

Paved patio with raised decking to side.

Tarmac driveway.

ESTIMATED ANNUAL RATES

£1083.42 (SEPT 2024)

