

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**Daniel**  
**Henry**  
ESTATE AGENTS

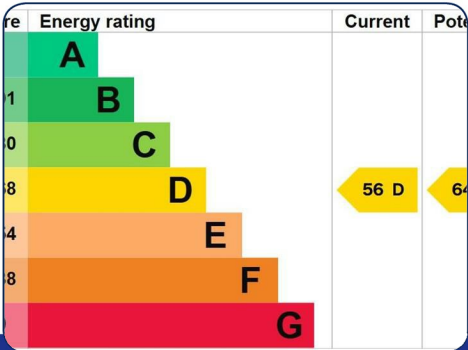
£230,000

FOR SALE



95 Crockmore Road, Claudy, BT47 4JP

- 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 -



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

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**Henry**  
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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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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 flor, 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)

