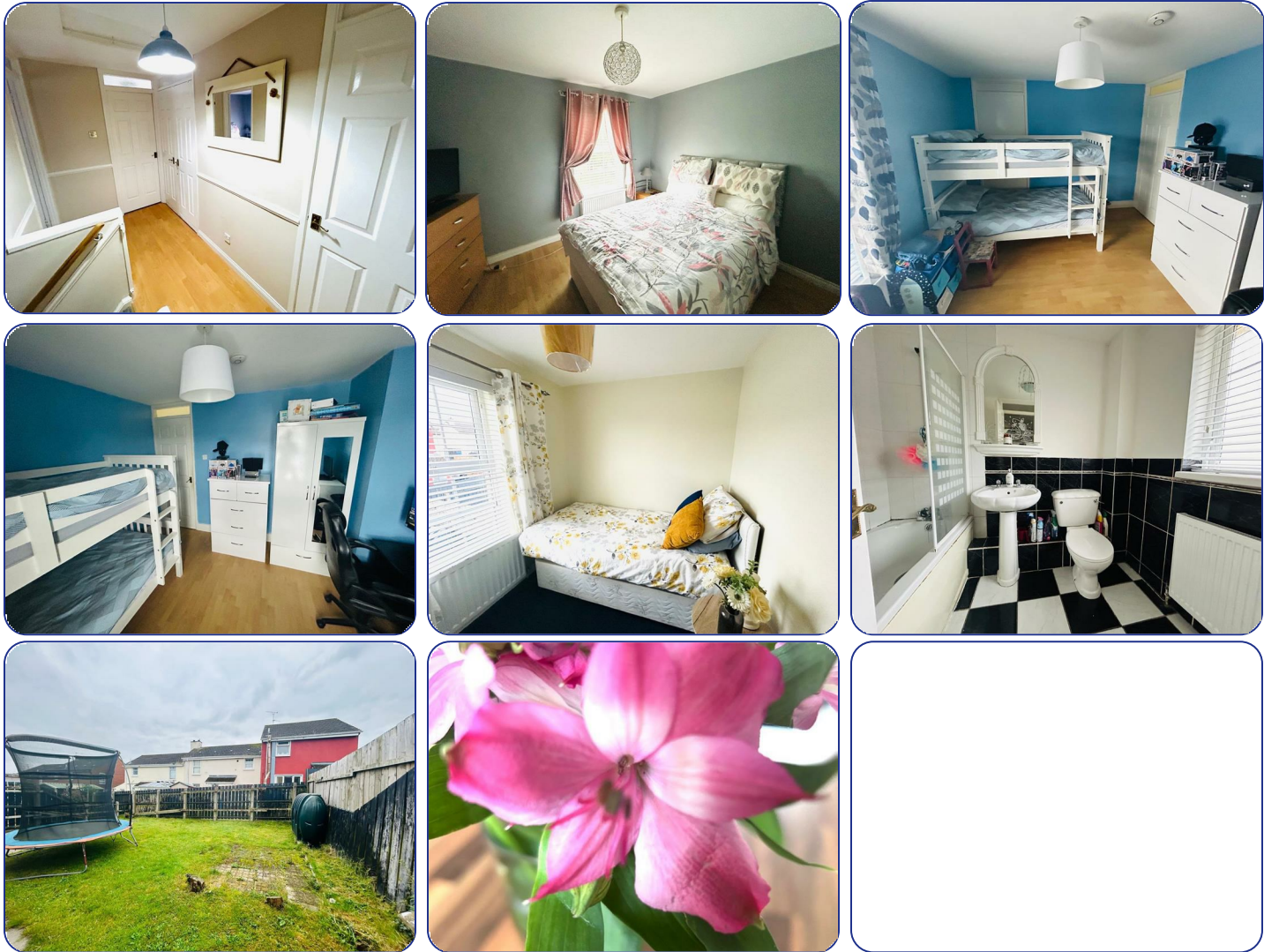


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Cityside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 028 7134 7539
cityside@danielhenry.co.uk
www.danielhenry.co.uk

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.

Daniel Henry
ESTATE AGENTS

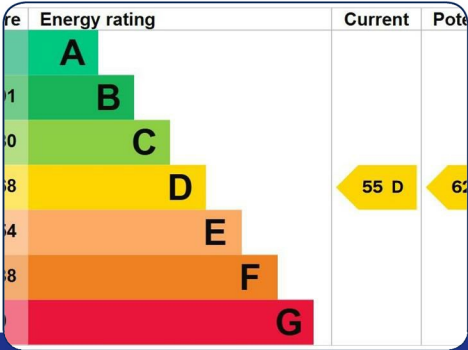
£150,000

FOR SALE



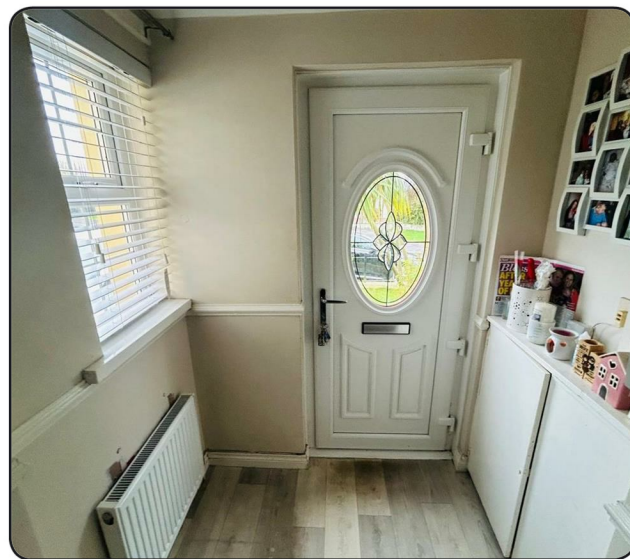
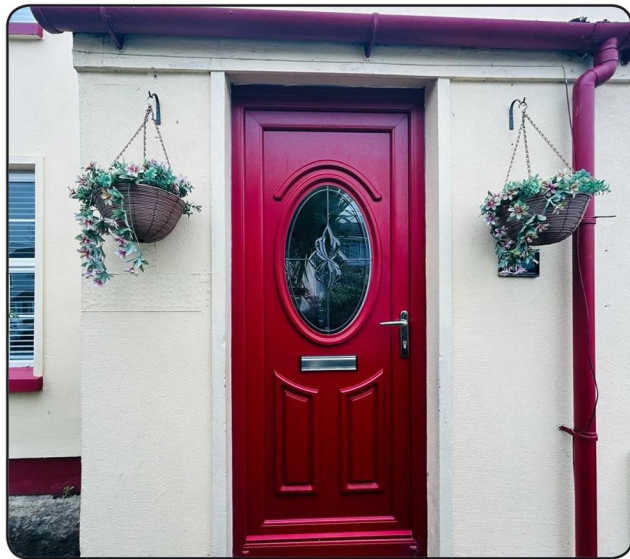
8 Drumard Park, Derry, BT48 0RL

- MID TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- LAWNS TO FRONT & REAR
- TARMAC DRIVEWAY



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ACCOMMODATION

HALLWAY

LOUNGE

17'9" x 11' (5.41m x 3.35m)

Having electric fire, ceiling cornicing and centre rose, laminated wooden floor.

KITCHEN / DINING AREA

17'1" x 11'8" (5.21m x 3.56m)

Having eye and low level units, tiling between units, cream sink with mixer taps, integrated hob and underoven, stainless steel extractor hood, plumbed for washing machine, integrated fridge/freezer, storage cupboard with tumble dryer, breakfast bar with storage under, tiled floor.

REAR HALLWAY

Having storage cupboard, 1/2 panelled walls, tiled floor.

DOWNSTAIRS WHB & WC

Having whb set in vanity unit, wc, 1/2 panelled walls, tiled floor.

FIRST FLOOR

LANDING

Having hotpress, storage cupboard, laminated wooden floor.

BEDROOM 1

11'8" x 10' (3.56m x 3.05m)

Having laminated wooden floor.

BEDROOM 2

11'1" x 10'3" (3.38m x 3.12m)

Having built in wardrobe and laminated wooden floor.

BEDROOM 3

8'2" x 7'2" (2.49m x 2.18m)

BATHROOM

Comprising bath with tiling around, whb and wc, 1/2 tiled walls, tiled floor.

EXTERIOR FEATURES

Neat lawn to front bordered by wall.

Lawn to rear enclosed by fence.

Access to mews.

Tarmac driveway.

Outside light and tap.

ESTIMATED ANNUAL RATES

£861.18 (NOV 2024)

