

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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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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

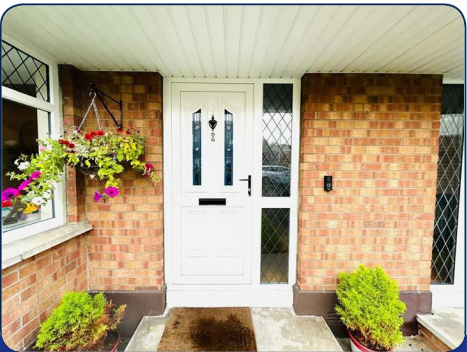
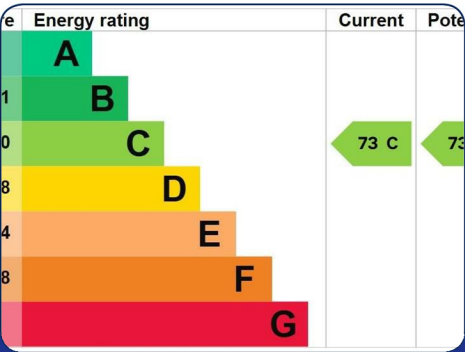
£175,000

FOR SALE

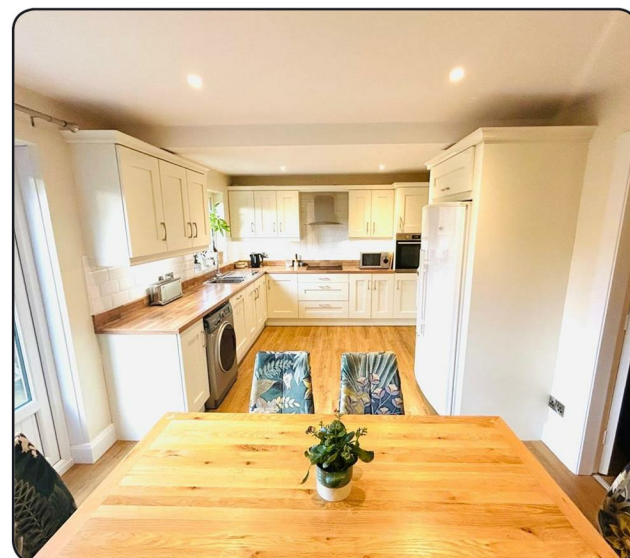
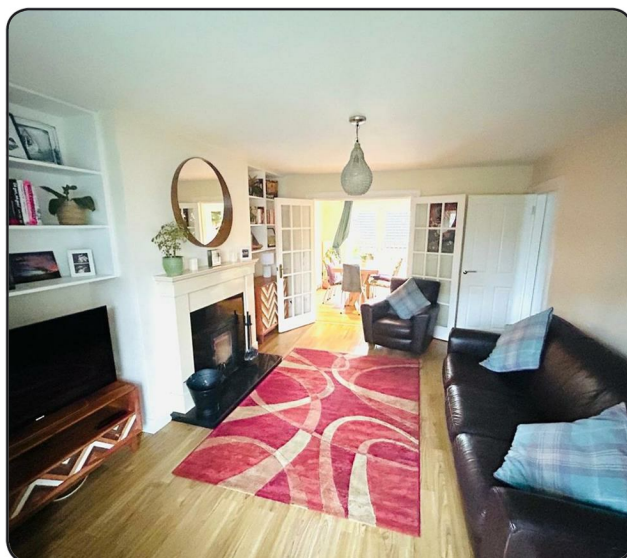
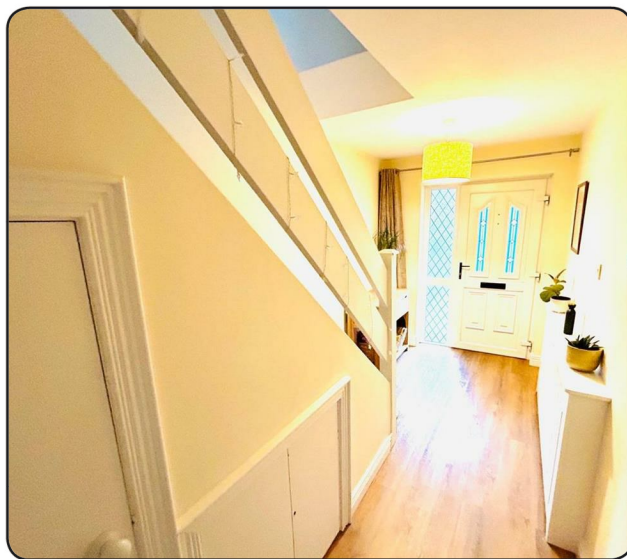
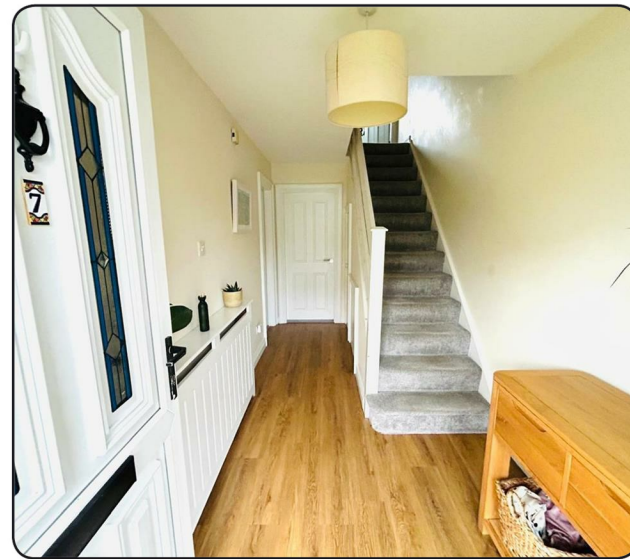


7 Brompton Court, L'Derry, BT47 6FQ

- SEMI DETACHED CHALET HOUSE
- 3 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & FRENCH DOORS
- LAWNS TO FRONT & REAR
- TARMAC DRIVEWAY
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having understairs storage, wood effect floor.

LOUNGE

17'6" x 12'3" into bay (5.33m x 3.73m into bay)

Having attractive fireplace with wood burning stove, wood effect flooring, double doors leading to kitchen.

KITCHEN / DINING AREA

19'3" x 10'9" (5.87m x 3.28m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated hob, stainless steel extractor hood, oven, space for American style fridge/freezer, plumbed for washing machine, recessed lighting, French doors, wood effect floor.

FIRST FLOOR

LANDING

Having airing cupboard.

BEDROOM 1

12'1" x 10'10" wp (3.68m x 3.30m wp)

BEDROOM 2

13'8" x 8'7" wp (4.17m x 2.62m wp)

BEDROOM 3

10'4" x 10'3" wp (3.15m x 3.12m wp)

SHOWER ROOM

Comprising walk in electric shower, whb with tiling around, wc, recessed lighting, tiled floor.

EXTERIOR FEATURES

Lawn to front.

Lawn to rear enclosed by fence.

Decked patio area to rear.

Tarmac driveway.

Outside light and tap.

ESTIMATED ANNUAL RATES

£1000.08 (NOV 2024)

