

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

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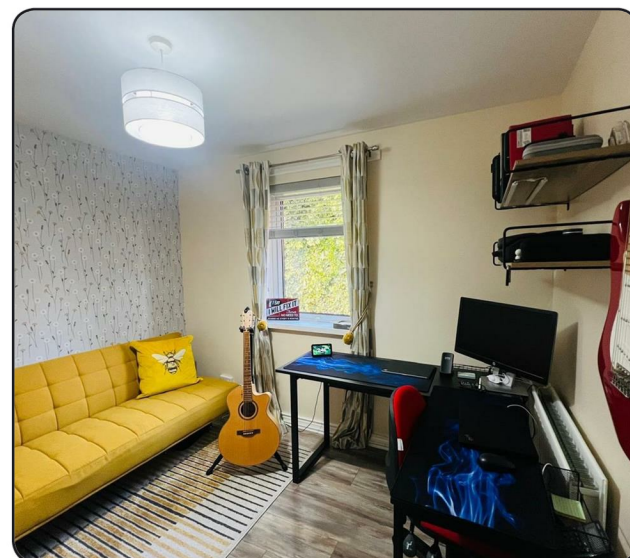
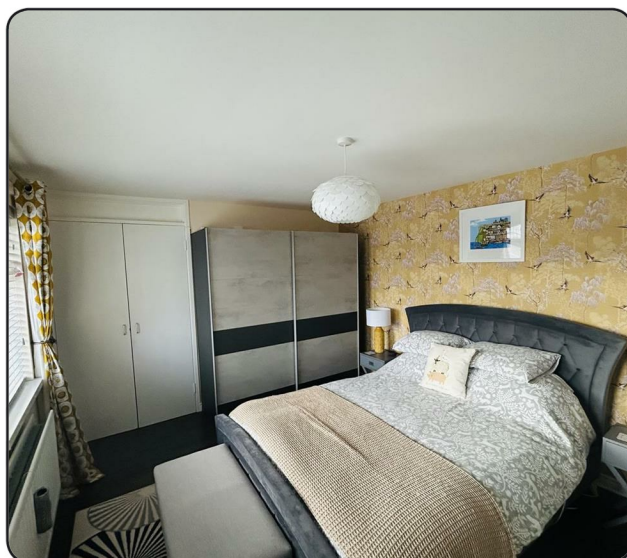
- Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:
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 5. Any areas, measurements or distances referred to herein are approximate only.
 6. Where there is reference to the fact that alterations have 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.

£124,950

50 Earhart Park, Derry, BT48 8FN

- DUPLEX APARTMENT
- 2 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- YARD TO REAR WITH DECKED PATIO AREA
- PAVED DRIVEWAY
- CUL-DE-SAC LOCATION
- EPC RATING - C

re	Energy rating	Current	Pote
	A		
1	B		
0	C	77 C	77
8	D		
4	E		
8	F		
	G		



ACCOMMODATION

GROUND FLOOR

HALLWAY

UTILITY

Plumbed for washing machine, space for tumble dryer.

STAIRCASE TO FIRST FLOOR

HALLWAY

Having airing cupboard and laminated wooden floor.

LOUNGE

14' x 11'6" (4.27m x 3.51m)

Having ceiling cornicing and laminated wooden floor.

KITCHEN

11'5" x 8'1" (3.48m x 2.46m)

Having range of eye and low level units with concealed lighting under, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, extractor hood, space for fridge / freezer, laminated wooden floor.

BEDROOM 1

14'7" x 10'8" (4.45m x 3.25m)

Having double built in wardrobe and laminated wooden floor.

BEDROOM 2

10'2" x 8'2" (3.10m x 2.49m)

Having laminated wooden floor.

BATHROOM

Comprising bath with electric shower over, whb and wc, fully tiled walls and floor.

EXTERIOR FEATURES

Yard to rear with decked patio area to side.
Paved Driveway.

ESTIMATED ANNUAL RATES

£466.70 (JAN 2025)

