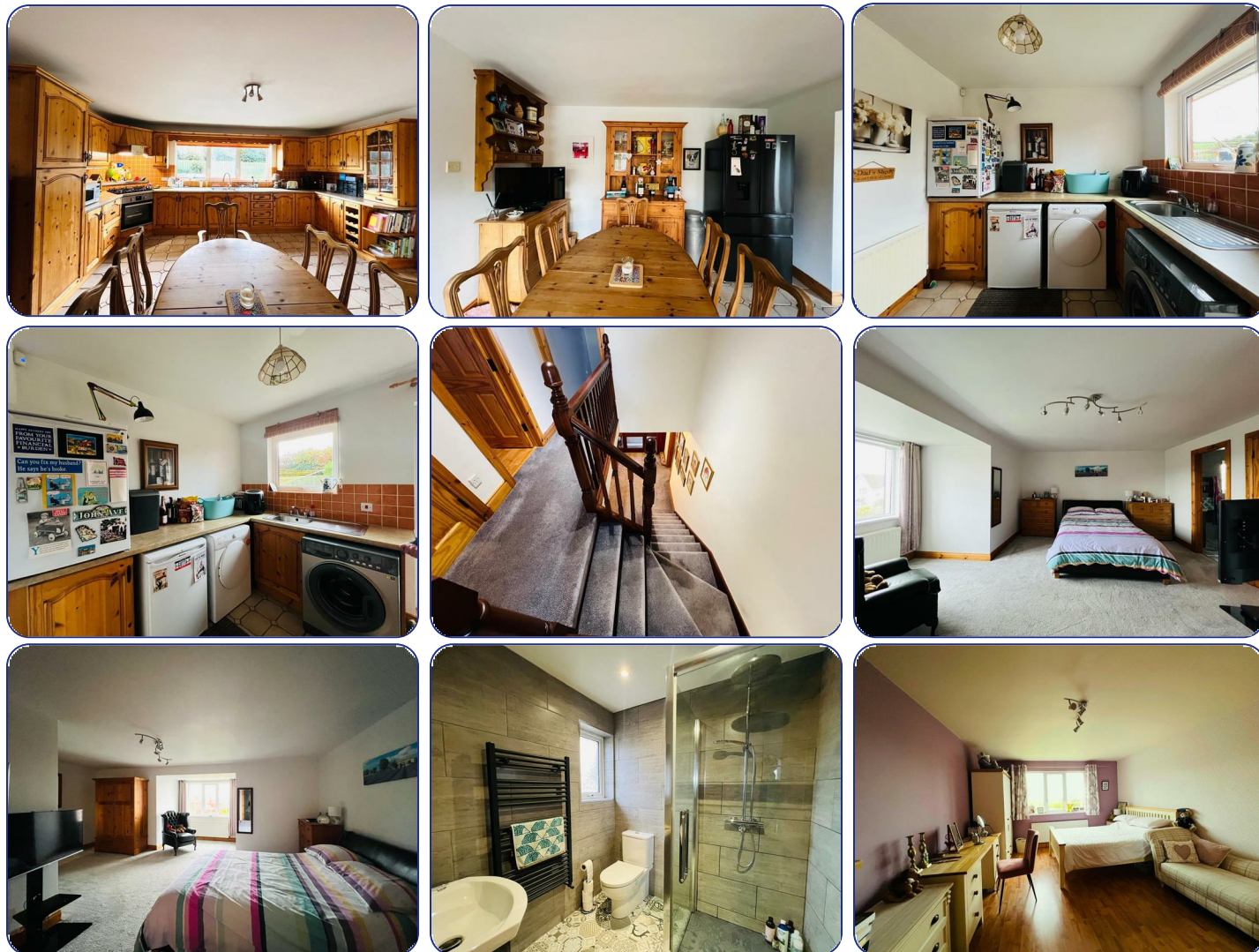


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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

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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www.propertypal.com

Daniel
Henry
 ESTATE AGENTS

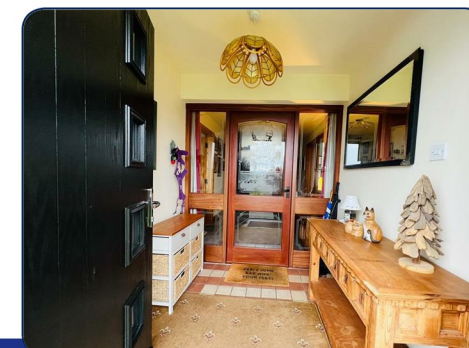
£395,000

FOR SALE



23 Millgrove Park, Eglinton, BT47 3YU

- DETACHED HOUSE
- 4 BEDROOMS/4 RECEPTION ROOMS
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- DOUBLE GARAGE
- LAWNS TO FRONT & REAR
- SECURITY SYSTEM INSTALLED
- TARMAC DRIVEWAY
- EPC RATING -



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ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having understairs storage.

GUEST WHB & WC

Having tiled floor.

LOUNGE

14'5" x 11'8" (4.39m x 3.56m)

Having attractive fireplace, double doors leading to Dining.

DINING ROOM

14'4" x 11'8" (4.37m x 3.56m)

Having Canadian Oak floor.

SUN ROOM

12' x 9'9" (3.66m x 2.97m)

Having wooden ceiling with recessed lighting, Canadian Oak floor, door to rear.

FAMILY ROOM

18'5" x 11'8" (5.61m x 3.56m)

Having multi fuel stove with tiled hearth.

KITCHEN

16'6" x 16' (5.03m x 4.88m)

Having range of eye and low level units with concealed lighting under, tiling between units, matching pelmet over window, wine rack, glazed display cupboards, 1 1/2 bowl stainless steel sink unit with mixer taps, 5 ring gas hob, electric underoven, ample dining space, tiled floor.

UTILITY ROOM

9'8" x 8'4" (2.95m x 2.54m)

Having sink unit, plumbed for washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

19'11" x 18'3" wp (6.07m x 5.56m wp)

Having double built in wardrobes.

EN-SUITE

Comprising fully tiled walk in power shower, whb set in vanity unit, wc, grey radiator, recessed lighting.

BEDROOM 2

16'4" x 11'8" (4.98m x 3.56m)

Having double built in wardrobes, laminated wooden floor.

BEDROOM 3

11'10" x 11'8" (3.61m x 3.56m)

Having double built in wardrobes.

BEDROOM 4

11'8" x 10'4" (3.56m x 3.15m)

BATHROOM

Comprising corner bath with shower fitting to taps, whb and wc, 1/2 tiled walls, laminated wooden floor.

INTEGRAL DOUBLE GARAGE

26'8" x 19'8" wp (8.13m x 5.99m wp)

Having remote control electric doors, light and power points, side window.

EXTERIOR FEATURES

Mature lawns to front bordered by wall and double entrance gates.

Mature enclosed lawn to rear.

Paved patio area to rear.

Two PVC decked patios.

Tarmac driveway.

ESTIMATED ANNUAL RATES

£2055.72 (NOV 2024)

