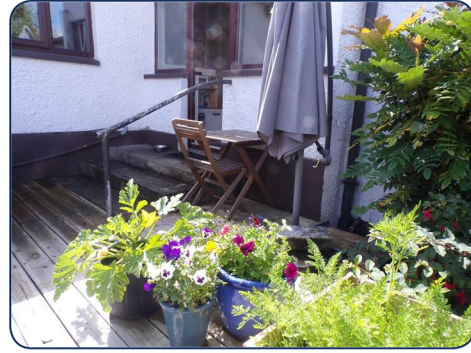


**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



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

£105,000

**FOR SALE**



**6 Faughan Crescent, Drumahoe, BT47 3LA**

- SEMI DETACHED BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS THROUGHTOUT
- PVC FRONT & BACK DOORS
- AWAITING EPC

**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent:**

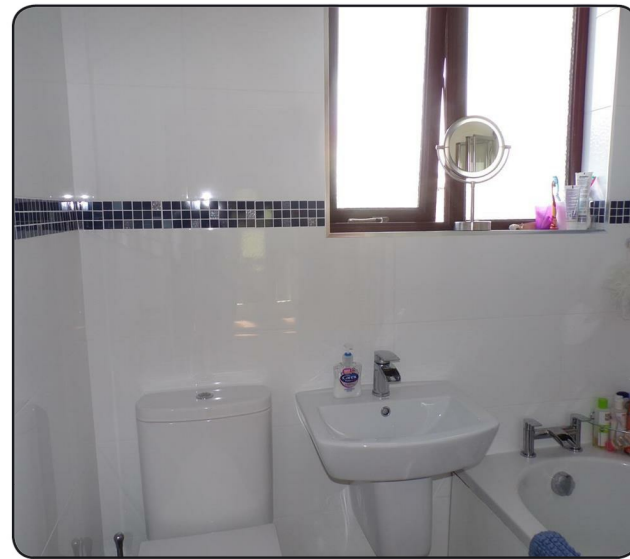
**Daniel**  
**Henry**  
ESTATE AGENTS

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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.
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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](http://www.propertypal.com)





## ACCOMMODATION

### VESTIBULE PORCH

### HALLWAY

Having cloaks cupboard, laminated wooden floor.

### LOUNGE

14'4" x 10'8" (4.37m x 3.25m)

Having multi fuel stove, tiled hearth, ceiling corning.

### KITCHEN

12'9" x 9'10" (3.89m x 3.00m)

Having range of eye and low level units, tiling between units, hob, oven, extractor hood, integrated dishwasher, space for fridge/freezer, tiled floor.

### OPEN PLAN TO DINING AREA

10'1" x 7'7" (3.07m x 2.31m)

Having built in cupboard, ceiling corning, recessed lighting.

### UTILITY ROOM

16'6" x 6'7" (5.03m x 2.01m)

Having low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine.

### BEDROOM (1)

11'11" x 10'9" (3.63m x 3.28m)

Having built in wardrobe, ceiling corning.

### BEDROOM (2)

11'6" x 8'8" (3.51m x 2.64m)

Having ceiling corning.

### BATHROOM

Comprising of bath with electric shower over, shower screen, WHB, WC, fully tiled walls and floor.

### EXTERIOR FEATURES

GARAGE Having up and over door, light and power points, Drying and seating area.

Walled to front with double entrance gates.

Neat lawns to front stocked with abundance of plants and shrubs.

Tarmac driveway to side.

Enclosed to rear by fence and hedge.

Decked patio areas.

Paved patio area.

Abundance of plants and shrubs.

