SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry ESTATE AGENTS

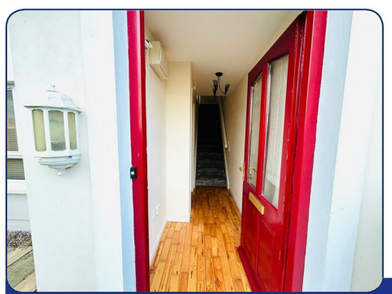
£128,500

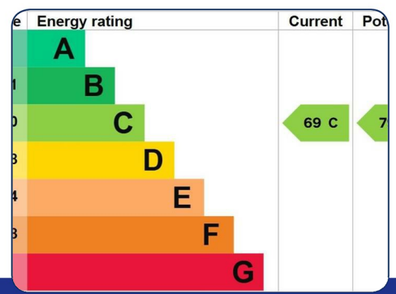


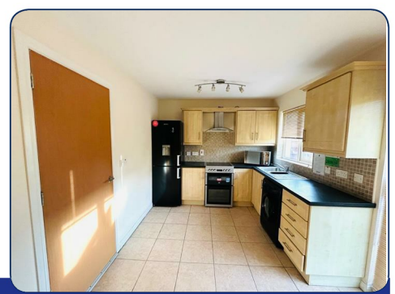
FOR SALE

161 The Old Fort, L'Derry, BT47 6SS

- SEMI DETACHED HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- GARDEN TO FRONT & REAR
- TARMAC DRIVEWAY
- EPC RATING - C







Daniel Henry ESTATE AGENTS

VIEWING STRICTLY BY APPOINTMENT ONLY

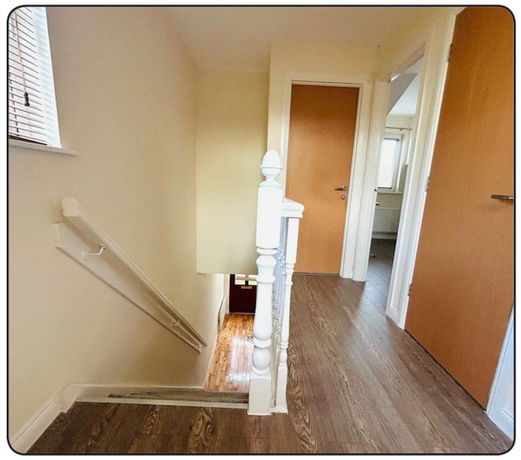
Agent:

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.

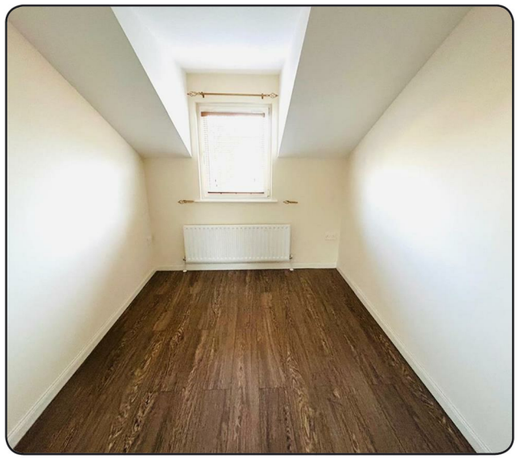
www.danielhenry.co.uk
www.propertypal.com













ACCOMMODATION

HALLWAY
Having wooden floor.

LOUNGE
16'2" x 11'8" (4.93m x 3.56m)
Having fireplace with electric fire, wooden floor.

KITCHEN/DINING AREA
15'1" x 8'9" (4.60m x 2.67m)
Having eye and low level units, tiling between units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, wired for electric cooker, extractor hood, plumbed for washing machine, space for fridge / freezer, tiled floor.

GUEST WHB & WC
Having whb with mixer taps and tiling around, wc, tiled floor.

FIRST FLOOR

LANDING
Having laminated wooden floor.

BEDROOM 1
12'3" x 8'3" (3.73m x 2.51m)
Having wardrobe with sliding mirrored doors.

BEDROOM 2
10'8" x 8'3" (3.25m x 2.51m)
Having laminated wooden floor.

BEDROOM 3
7'5" x 7'5" (2.26m x 2.26m)
Having laminated wooden floor.

SHOWER ROOM
Comprising fully tiled walk in electric shower, whb with mixer taps and tiling around, wc, partly tiled walls, tiled floor.

EXTERIOR FEATURES
Garden to front enclosed by wall and fence.
Garden to rear enclosed by fence.
Concrete shed with light.
Tarmac driveway.
Outside light and tap.

ESTIMATED ANNUAL RATES
£933.04 (DEC 2025)





