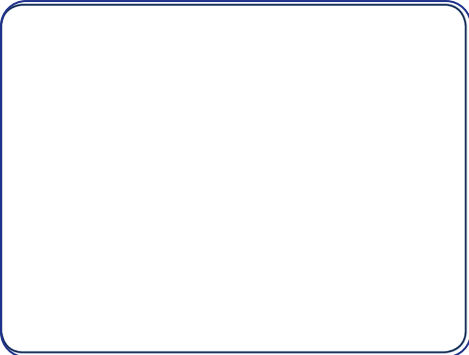


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Waterside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
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www.danielhenry.co.uk



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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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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.

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£155,000

FOR SALE



33 Northland Drive, Derry, BT48 7JS

- MID TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT AND BACK DOORS
- GARAGE
- EPC RATING D



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ACCOMMOADTION

VESTIBULE PORCH

Having tiled floor

HALL

Having laminated wooden floor

LOUNGE

13'5 x 11'8 (4.09m x 3.56m)

Having attractive fireplace, ceiling cornicing, wooden floor

KITCHEN/DINING

18' x 16' (to widest points) (5.49m x 4.88m (to widest points))

Having range of eye and low level units, tiling between units, glazed display cupboards, single drainer stainless steel sink unit with mixer taps, hob, underoven, extractor hood, integrated fridge and freezer, integrated dishwasher, recessed lighting, tiled floor

DINING AREA

Having laminated wooden floor, double doors to Family Room

FAMILY ROOM

11'2 x 8'7 (3.40m x 2.62m)

Having laminated wooden floor, sliding patio doors to decked patio area and rear lawn.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

12'3 x 9'9 (to widest points) (3.73m x 2.97m (to widest points))

Having laminated wooden floor.

BEDROOM 2

10'4" x 9' (3.15m x 2.74m)

Having built in wardrobes with sliding doors, laminated wooden floor.

BEDROOM 3

11' x 7'4" (3.35m x 2.24m)

Having built in wardrobes with sliding doors.

BEDROOM 4

9'9" x 8'5" (2.97m x 2.57m)

Having built in wardrobes and laminated wooden floor.

SHOWER ROOM

Comprising fully tiled wall in electric shower, whb and wc, fully tiled walls and floor.

SEPARATE WC

Having 1/2 tiled walls and tiled floor.

EXTERIOR FEATURES

Lawn to front bordered by wall and double entrance gates.

Paved driveway.

Enclosed to rear by fence.

Outside light and tap.

GARAGE

17' x 12'6" (5.18m x 3.81m)

Having electric roller door, light and power points, rear door.

ESTIMATED ANNUAL RATES

£1344.00 (MAY 2026)

