

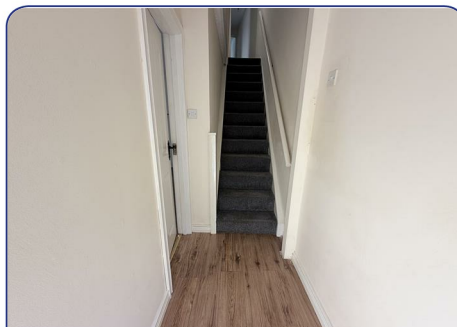
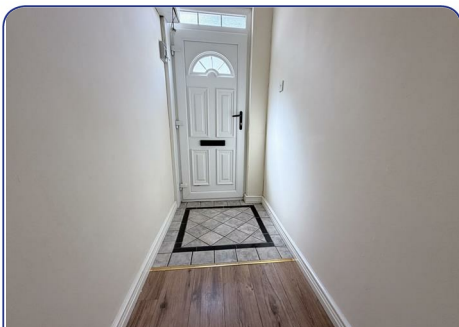
£110,000

FOR SALE



21 Barnewall Place, Derry, BT47 2BJ

- MID TERRACE HOUSE
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT AND BACK DOOR
- CARPETS INCLUDED IN SALE
- EPC RATING



ACCOMMODATION

HALLWAY

Having tiled floor and laminated wooden floor

LOUNGE/DINING

20'7 x 11'2 (6.27m x 3.40m)

Having understair storage and laminated wooden floor

KITCHEN/DINING

14'5 x 8'5 (4.39m x 2.57m)

Having eye and low level units with tiling between, stainless steel sink unit with mixer taps, intergrated hob and underoven, stainless steel exreactor hood, plumbed for washing machine, space for tumble dryer, space for fridge freezer, tiled floor.

FIRST FLOOR

LANDING

BEDROOM (1)

12'8 x 9'11 (3.86m x 3.02m)

BEDROOM (2)

10'6 x 7'7 (3.20m x 2.31m)

BEDROOM (3)

8'8 x 7'9 (2.64m x 2.36m)

BATHROOM

Comprising bath with shower attachment to taps and tiling around, shower screen, WHB with tiling around, WC, tiled floor.

EXTERIOR FEATURES

Yard to rear

Outside light

Shed with light

ESTIMATED ANNUAL RATES:

£647 APPROX (AUG 2026)

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.

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