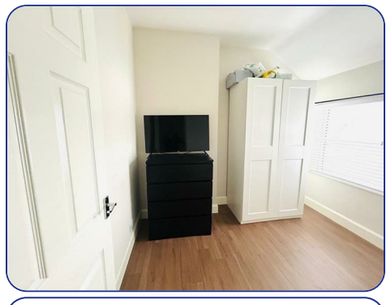




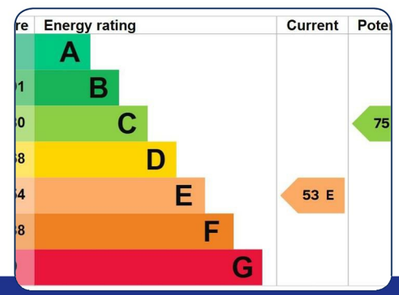
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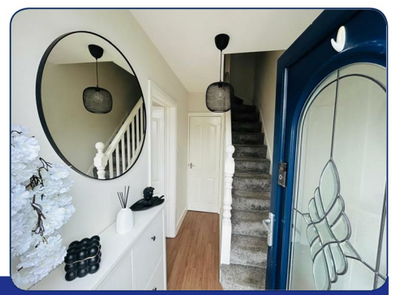
£125,000



17 Cliftonville Avenue, L'Derry, BT47 6ET

- END TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- BLINDS INCLUDED IN SALE
- YARD TO REAR
- GARAGE
- EPC RATING -
- SOLD AS SEEN



VIEWING STRICTLY BY APPOINTMENT ONLY

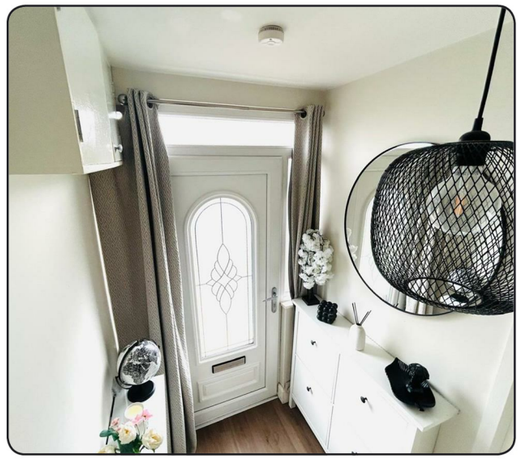
Daniel Henry ESTATE AGENTS

Agent: **Daniel Henry (Waterside)**
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www.danielhenry.co.uk

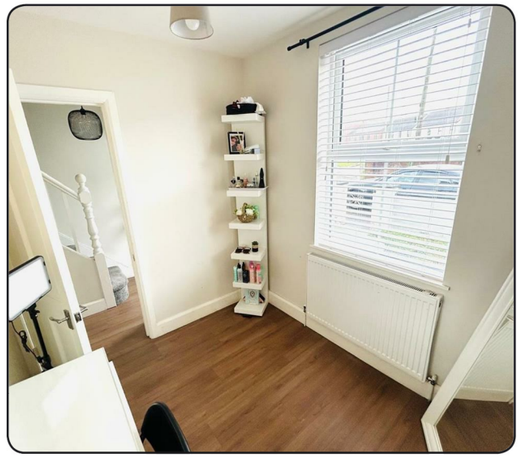
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is anything which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you.
2. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order.
3. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.
4. These Particulars do not constitute a contract or part of a contract.
5. All measurements quoted are approximate.

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www.propertypal.com













ACCOMMODATION

HALLWAY
Having laminated wooden floor.

STUDY / BEDROOM 3
8'9" x 6'9" (2.67m x 2.06m)
Having laminated wooden floor.

LOUNGE
13'11" x 11'5" wp (4.24m x 3.48m wp)
Having understairs storage, laminated wooden floor.

KITCHEN/DINING AREA
20' x 5'10" (6.10m x 1.78m)
Having eye and low level units, tiling between units, integrated hob and oven, stainless steel extractor hood, space for fridge/freezer, plumbed for dishwasher, recessed lighting, tiled floor.

FIRST FLOOR

BEDROOM 1
14' x 8'11" wp (4.27m x 2.72m wp)
Having hotpress and laminated wooden floor.

BEDROOM 2
9'6" x 7'11" (2.90m x 2.41m)
Having laminated wooden floor.

SHOWER ROOM
Comprising fully tiled walk in electric shower, whb with mixer taps set in vanity unit, wc, fully tiled walls and floor.

EXTERIOR FEATURES
Pebbled area to front enclosed by wall.
Yard to rear enclosed by wall.
Out house plumbed for washing machine, space for tumble dryer.
Outside tap.

GARAGE

ESTIMATED ANNUAL RATES
£583.15 (JULY 2025)

