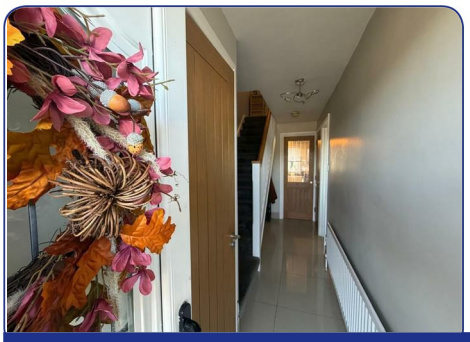
Daniel Henry
ESTATE AGENTS

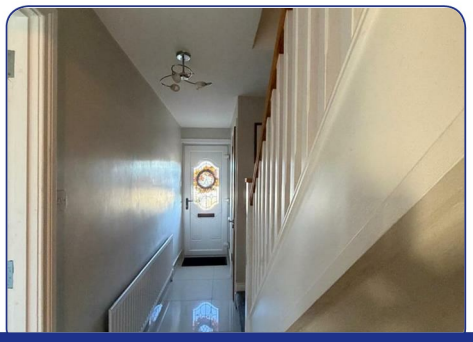
£170,000

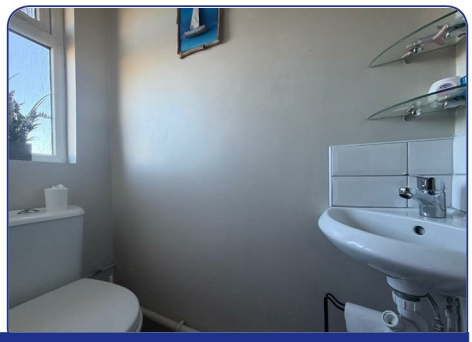


76 Hollymount Park, Derry, BT47 3UP

- MID TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERNAL DOORS
- LAWN TO FRONT
- RESIN YARD TO REAR
- CARPETS AND BLINDS INCLUDED IN SALE
- EPC RATING D







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ACCOMMODATION

HALL
Having tiled floor, cloaks cupboard

GUEST TOILET
Having WHB, WC, tiled floor.

LOUNGE
13'8 x 11'7 (to widest points) (4.17m x 3.53m (to widest points))
Having multi-fuel stove, tiled floor, ceiling cornicing.

KITCHEN
17'10 x 12'6 (5.44m x 3.81m)
Having range of eye and low level units, Belfast sink, hob, oven, stainless steel extractor hood, plumbed for washing machine, space for fridge/freezer, tiling between units, tiled floor, ample dining space.

FIRST FLOOR

LANDING
Having cupboard

BEDROOM (1)
11'8 x 11'5 (3.56m x 3.48m)
Having feature panelled wall, ceiling cornicing, double built in wardrobes.

BEDROOM (2)
12'8 x 8'8 (to widest points) (3.86m x 2.64m (to widest points))
Having built in wardobe, hotpress and laminated wooden floor.

BEDROOM (3)
8'8 x 7'10 (2.64m x 2.39m)
Having built in wardrobe.

BATHROOM
Comprising bath with electric shower over with part tiling around, WHB, WC and tiled floor.

EXTERIOR FEATURES
Neat lawn to front bordered by fence and gate
Resin path and steps to front
Yard to rear with resin finish, enclosed by fence and gate
Shed to rear

ESTIMATED ANNUAL RATES:
£794 APPROX (OCTOBER 2026)

Agent: **Daniel Henry (Waterside)**
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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.