

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel
Henry
ESTATE AGENTS

£135,000

FOR SALE



61 Argyle Street, Derry, BT48 7JJ

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Cityside)
34 Spencer Road, Londonderry BT47 6AA
Tel. 028 7134 7539
cityside@danielhenry.co.uk
www.danielhenry.co.uk

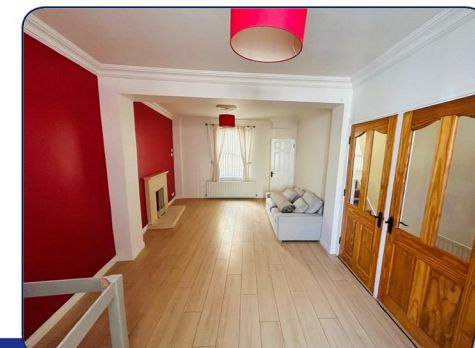
- MID TERRACE HOUSE
- 4 BEDROOM/1 RECEPTION
- PROVISION FOR OIL FIRED CENTRAL HEATING
- MOSTLY PVC DOUBLE GLAZED WINDOWS
- CLOSE TO CITY CENTRE
- EPC RATING -
- SOLD AS SEEN

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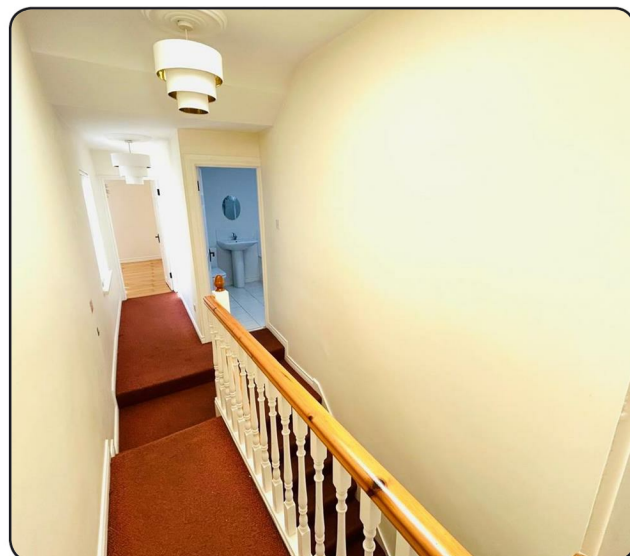
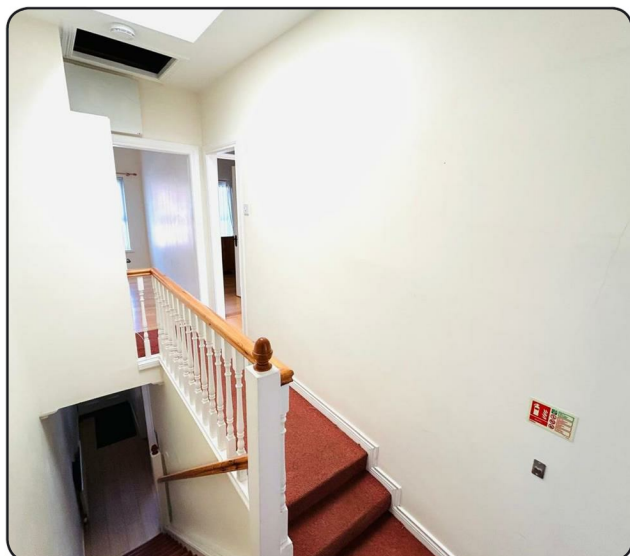
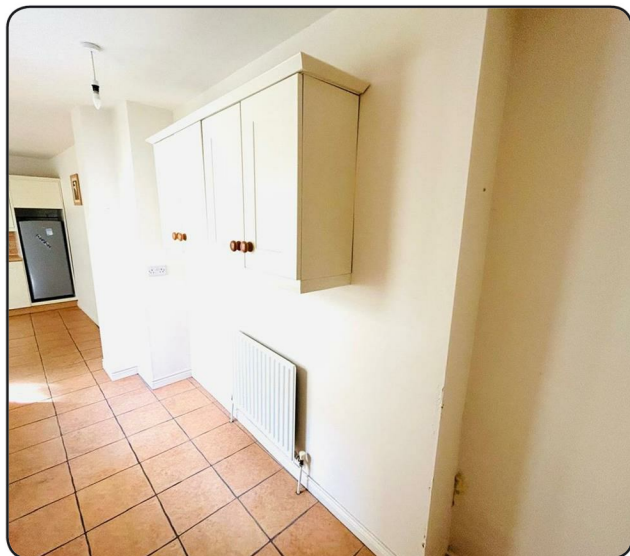
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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ACCOMMODATION

HALLWAY

Having laminated wooden floor.

LOUNGE / DINING AREA

22'4" x 11'7" wp (6.81m x 3.53m wp)

Having fireplace and laminated wooden floor.

KITCHEN / DINING AREA

11'5" x 10'6" (3.48m x 3.20m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, integrated hob and underoven, stainless steel extractor hood, plumbed for washing machine, space for fridge / freezer, tiled floor.

REAR HALLWAY

Having eye level units, understairs storage, tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

11'6" x 10'7" (3.51m x 3.23m)

Having laminated wooden floor.

BEDROOM 2

11'1" x 9'8" (3.38m x 2.95m)

Having laminated wooden floor.

BEDROOM 3

10'9" x 8'7" (3.28m x 2.62m)

Having laminated wooden floor.

BEDROOM 4

10'10" x 5'6" (3.30m x 1.68m)

Having laminated wooden floor.

BATHROOM

Comprising bath with tiling around, whb with mixer taps and tiling around, wc, fully tiled walk in electric shower, tiled floor.

EXTERIOR FEATURES

Yard to rear.

Access to mews.

Outside light and tap.

ESTIMATED ANNUAL RATES

£833.40 (MARCH 2025)