

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£170,000

**FOR SALE**



**11 Glen Road, Derry, BT48 0BY**

- SEMI DETACHED HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- LARGE SHED
- EPC RATING -

**VIEWING STRICTLY BY APPOINTMENT ONLY**

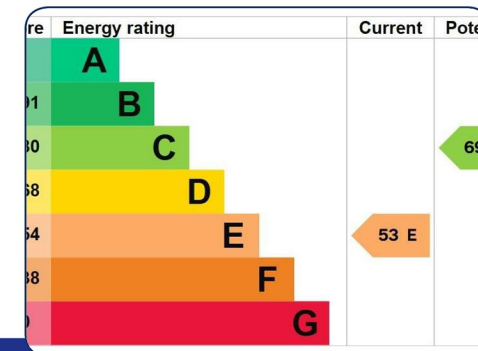
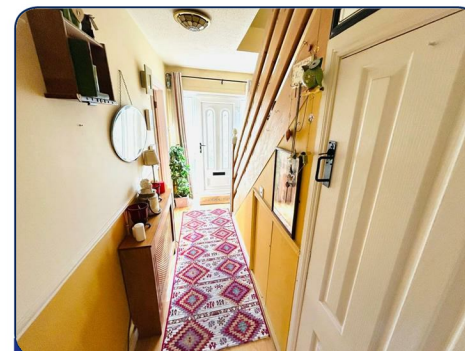
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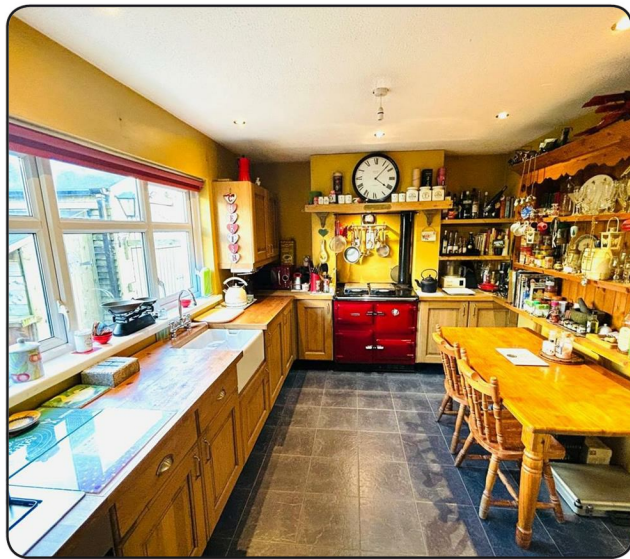


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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (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.

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**ACCOMMODATION**

**HALLWAY**

Having laminated wooden floor.

**GUEST WHB & WC**

Having tiling around whb and wooden floor.

**LOUNGE**

14'8" x 13' into bay (4.47m x 3.96m into bay)  
Having fireplace with cast iron inset and tiled hearth, black surround, laminated wooden floor.

**KITCHEN / DINING AREA**

13' x 9'9" (3.96m x 2.97m)  
Having eye and low level units, Belfast sink unit with mixer taps, gas hob, electric underoven, space for fridge / freezer, plumbed for Rayburn cooker, tiled floor.

**UTILITY ROOM**

9'9" x 6'2" (2.97m x 1.88m)  
Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, tiled floor.

**FIRST FLOOR**

**BEDROOM 1**

13' x 9'9" wp (3.96m x 2.97m wp)  
Having laminated wooden floor.

**BEDROOM 2**

12'8" x 11'6" (3.86m x 3.51m)  
Having laminated wooden floor.

**BEDROOM 3**

10'6" x 8'9" (3.20m x 2.67m)  
Having laminated wooden floor.

**SHOWER ROOM**

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

**EXTERIOR FEATURES**

Concrete driveway to front.  
Yard to rear.  
Garden shed.  
Outside light and tap.

**LARGE SHED**

15'8" x 10' (4.78m x 3.05m)  
Having light and power points.

**ESTIMATED ANNUAL RATES**

£1277.88 (MARCH 2025)

