

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel Henry
ESTATE AGENTS

£129,950

FOR SALE



84 Ederowen Park, Derry, BT48 8NZ

VIEWING STRICTLY BY APPOINTMENT ONLY

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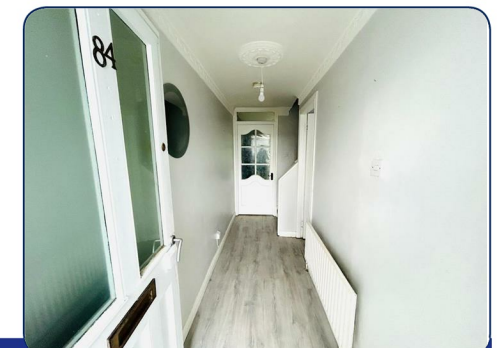
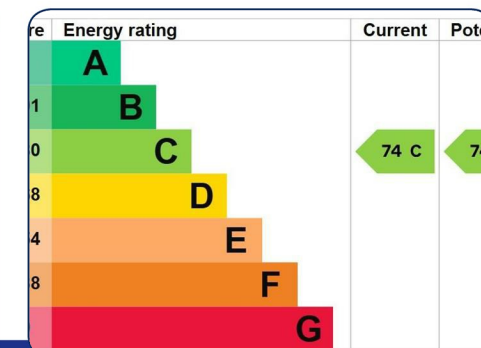
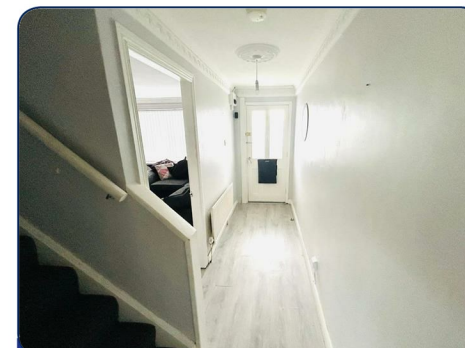
- END TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- LAWNS TO FRONT & REAR
- EPC RATING -

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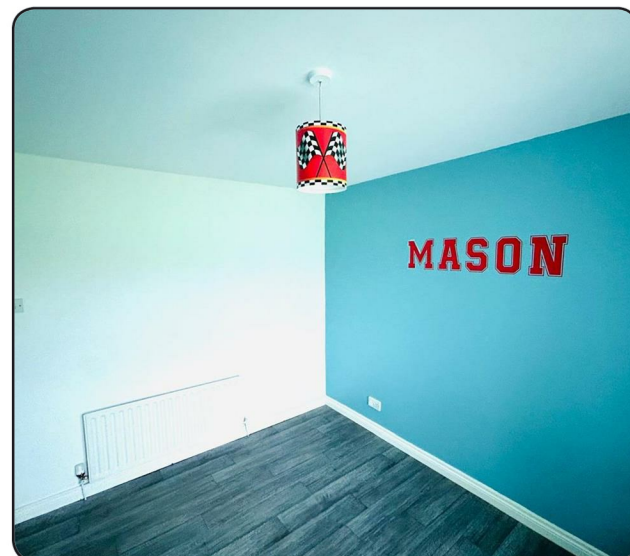
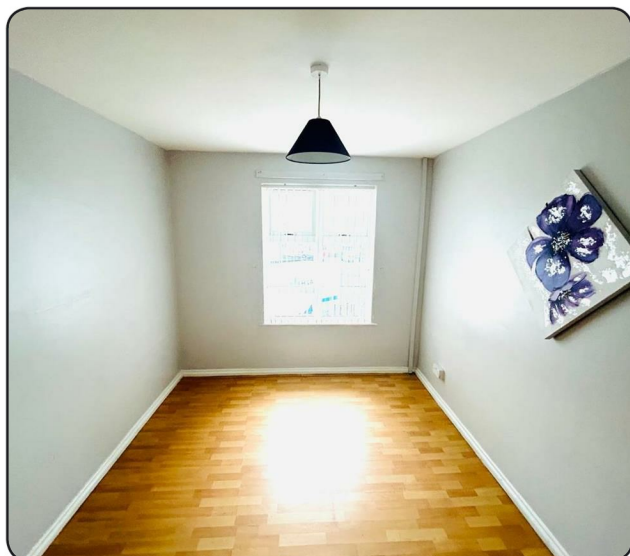
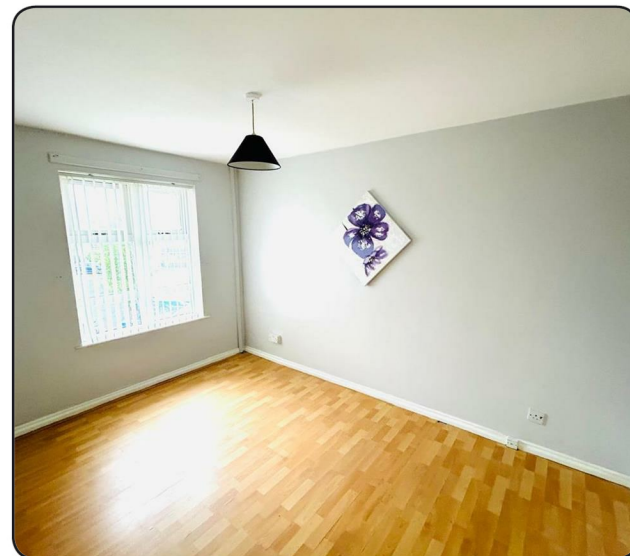
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel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

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ACCOMMODATION

HALLWAY

Having ceiling cornicing, centre rose and laminated wooden floor.

LOUNGE

12'7" x 11'5" (3.84m x 3.48m)

Having fireplace, ceiling cornicing, centre rose, laminated wooden floor.

KITCHEN / DINING AREA

15'8" x 10'5" (4.78m x 3.18m)

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, wired for cooker, stainless steel extractor hood, plumbed for washing machine, vented for tumble dryer, space for fridge/freezer, understairs storage with light, tiled floor.

REAR HALLWAY

Having storage cupboard and tiled floor.

FIRST FLOOR

LANDING

Having airing cupboard.

BEDROOM 1

12'5" x 8'8" (3.78m x 2.64m)

Having laminated wooden floor.

BEDROOM 2

10'6" x 8'5" (3.20m x 2.57m)

BEDROOM 3

9'8" x 6'11" (2.95m x 2.11m)

Having laminated wooden floor.

BATHROOM

Comprising bath with shower attachment to taps and panelling around, whb with panelling around, wc, 1/2 height wooden panelled walls, wooden ceiling.

EXTERIOR FEATURES

Lawn to front bordered by wall.
Lawn to rear bordered by fence.
Access to mews.

ESTIMATED ANNUAL RATES

£750.06 (NOV 2024)