

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£99,950

FOR SALE



13 Upper Bennett Street, Derry, BT48 6TL

VIEWING STRICTLY BY APPOINTMENT ONLY

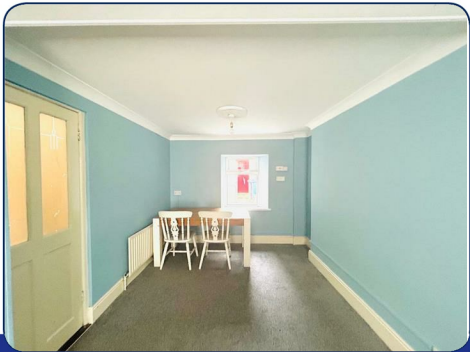
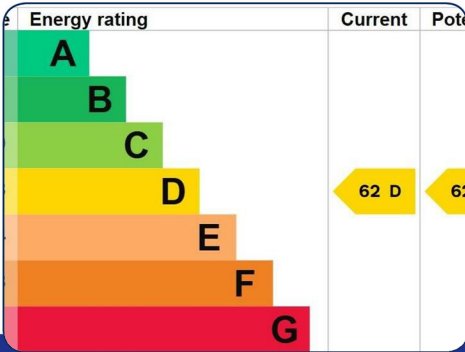
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- MID TERRACE HOUSE
- 2 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except 1)
- CONCRETE YARD TO REAR WITH ACCESS
- CONVENIENT TO CITY CENTRE
- SOLD AS SEEN
- EPC -

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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.
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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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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having understairs storage and tiled floor.

LOUNGE

19'9" x 9'3" wp (6.02m x 2.82m wp)

Having fireplace, ceiling cornicing and centre rose.

KITCHEN

10'6" x 7'10" (3.20m x 2.39m)

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

REAR HALLWAY

Having storage cupboard and tiled floor.

BATHROOM

Comprising bath with shower over, whb and wc, fully tiled walls, tiled floor.

FIRST FLOOR

LANDING

BEDROOM 1

15'1" x 9'1" (4.60m x 2.77m)

BEDROOM 2

17'11" x 8' (5.46m x 2.44m)

Having double built in wardrobe.

SHOWER ROOM

Comprising tiled walk in shower, whb and wc, partly tiled walls.

EXTERIOR FEATURES

Yard to rear with access to mews.

Outside light and tap.

ESTIMATED ANNUAL RATES

£888.96 (APRIL 2025)

