

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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.

www.danielhenry.co.uk
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Daniel
Henry
ESTATE AGENTS

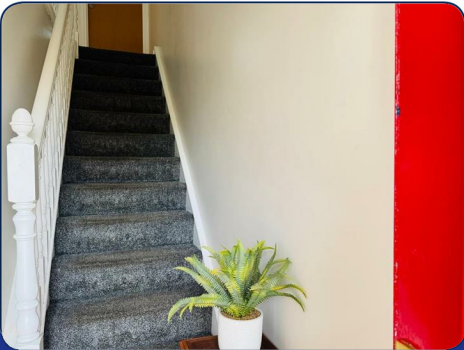
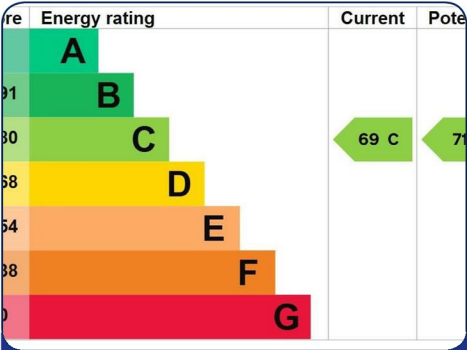
£195,000

FOR SALE

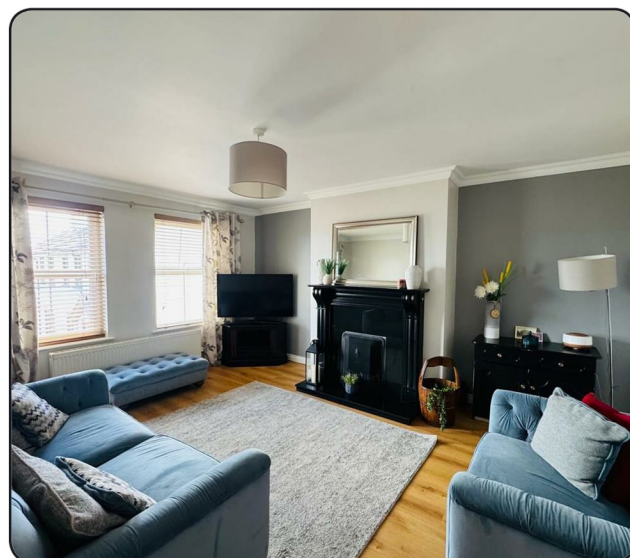
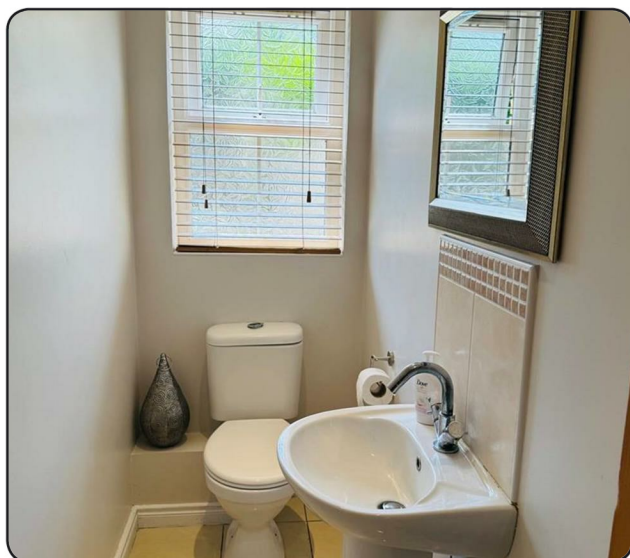
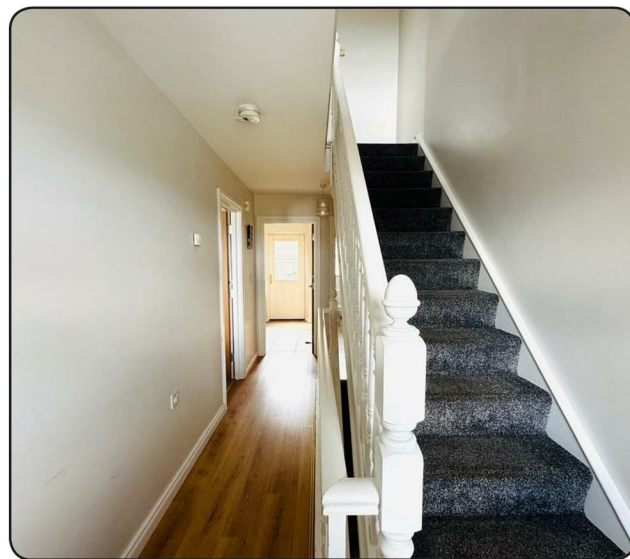
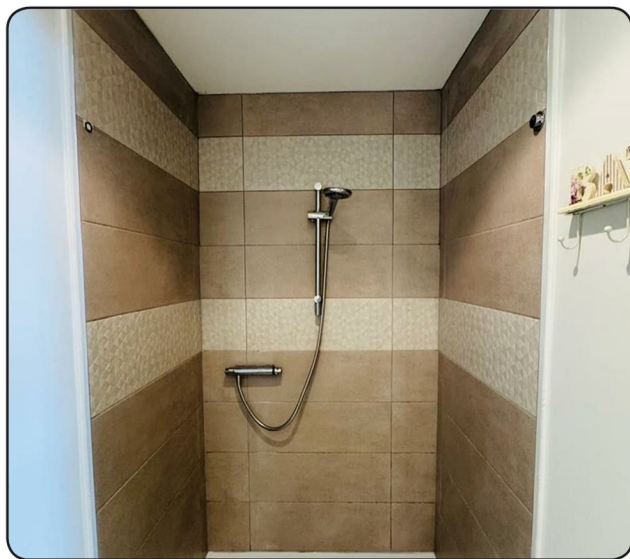
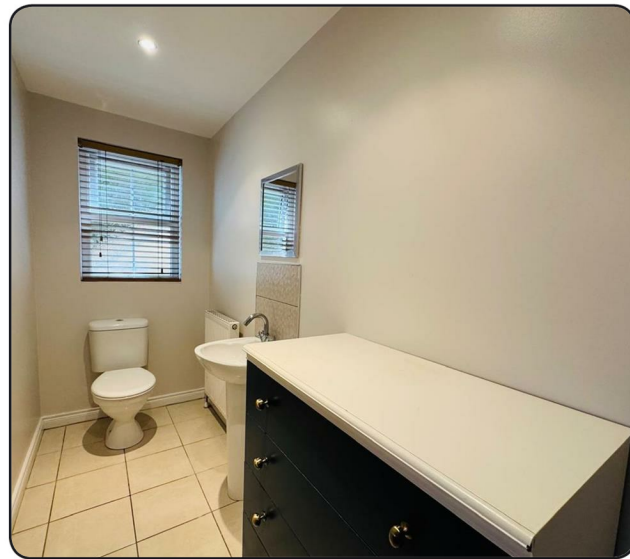
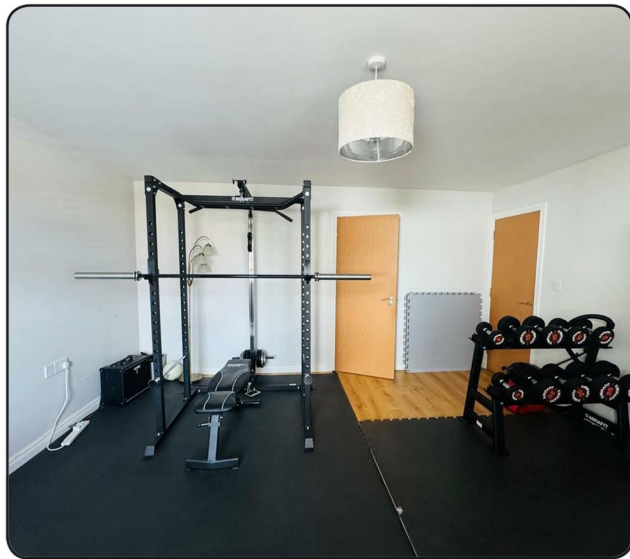


47 Ard Grange, Derry, BT48 0SF

- END TOWNHOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- BLINDS INCLUDED IN SALE
- LAWN TO REAR
- DECKED PATIO AREA
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having laminated wooden floor.

MASTER BEDROOM

15'9" x 14'9" (4.80m x 4.50m)

Having downstairs storage.

EN-SUITE

Comprising fully tiled walk in shower, whb and wc, tiled floor.

FIRST FLOOR

HALLWAY

Having laminated wooden floor.

GUEST WHB & WC

Having tiled floor.

LOUNGE

15'6" x 11'9" (4.72m x 3.58m)

Having fireplace, ceiling cornicing and laminated wooden floor.

KITCHEN

15'1" x 11'1" (4.60m x 3.38m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, integrated fridge/freezer, integrated dishwasher, plumbed for washing machine, recessed lighting, dining space, tiled floor.

SECOND FLOOR

SPACIOUS LANDING

Having hotpress.

BEDROOM 2

14'11" x 11'9" wp (4.55m x 3.58m wp)

Having built in wardrobes with sliding mirrored doors and laminated wooden floor.

BEDROOM 2

11'9" x 11'2" wp (3.58m x 3.40m wp)

Having built in wardrobes with sliding mirror doors, laminated wooden floor.

BATHROOM

Comprising bath, fully tiled walk in electric shower, whb and wc, recessed lighting, tiled floor.

EXTERIOR FEATURES

Paved parking.

Neat lawn to rear leading to decked patio area.

Enclosed yard to side with store. Steps to rear lawn.

ESTIMATED ANNUAL RATES

£1516.19 (MAY 2025)

