

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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.
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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.

Daniel
Henry
ESTATE AGENTS

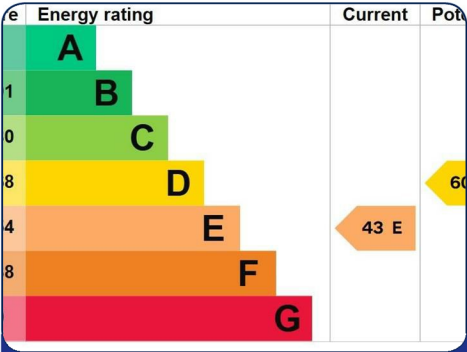
£100,000

FOR SALE

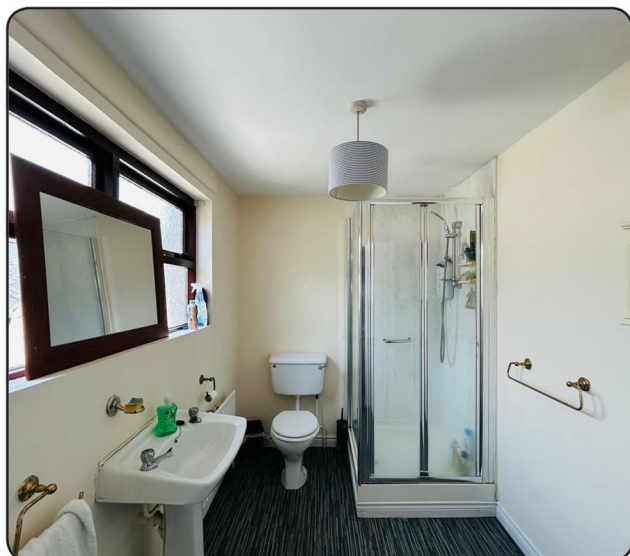
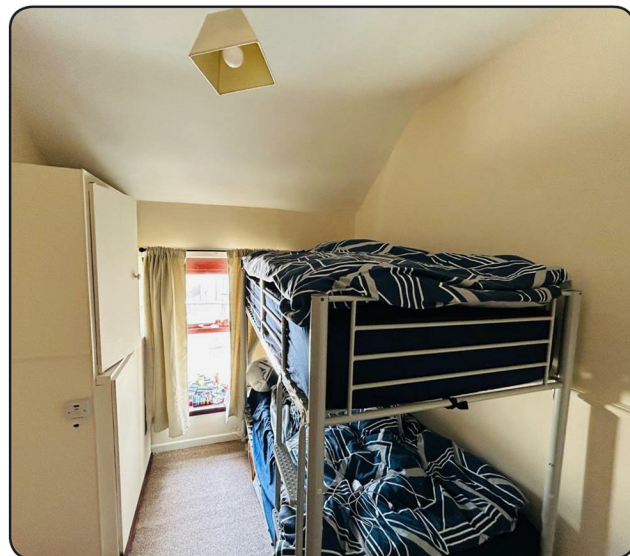
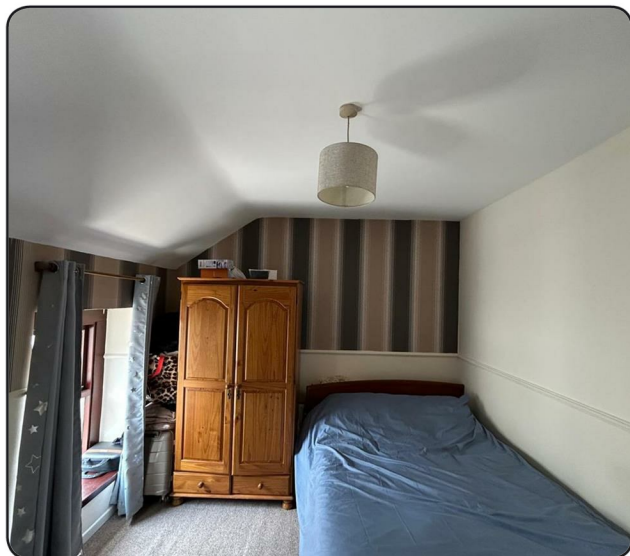


27 Cuthbert Street, L'Derry, BT47 2EX

- MID TERRACE HOUSE
- 2 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- YARD TO REAR
- EPC RATING - E
- GOOD INVESTMENT BUY
- WARMFLOW OIL BURNER RECENTLY INSTALLED.
- SOLD AS SEEN



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ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having laminated wooden floor.

LOUNGE/DINING AREA

23'3" x 10'2" (7.09m x 3.10m)

Having fireplace with mahogany surround, tiled hearth and inset, understairs storage, laminated wooden floor.

KITCHEN

9'2" x 6'3" (2.79m x 1.91m)

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, wired for cooker, space for fridge/freezer, tiled floor.

FIRST FLOOR

BEDROOM 1

13'4" x 9'9" (4.06m x 2.97m)

BEDROOM 2

10'7" x 7'5" (3.23m x 2.26m)

SHOWER ROOM

Comprising walk in electric shower with PVC cladding to walls, whb and wc.

EXTERIOR FEATURES

Yard to rear

Outside tap.

Access to mews.

ESTIMATED ANNUAL RATES

£688.12 (JUNE 2025)