

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£80,000

FOR SALE



23 Cuthbert Street, L'Derry, BT47 2EX

VIEWING STRICTLY BY APPOINTMENT ONLY

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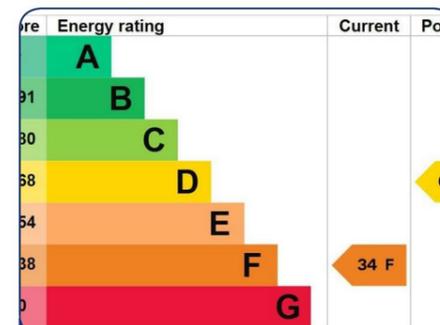
- MID TERRACE HOUSE
- 2 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- EPC RATING - F
- SOLD AS SEEN
- CASH ONLY

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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.

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THE PROPERTY COMPRISES:

ACCOMMODATION

VESTIBULE PORCH

HALLWAY

LOUNGE/DINING AREA

21'1" x 10'4" (6.43m x 3.15m)
Having fireplace, understairs storage, laminated wooden floor.

KITCHEN

9'6" x 6'3" (2.90m 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, plumbed for washing machine, space for fridge/freezer, tiled floor.

REAR HALLWAY

Having tiled floor.

BATHROOM

Comprising bath, whb and wc, fully tiled walls and floor.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

13'2" x 10' (4.01m x 3.05m)

BEDROOM 2

10'8" x 7'5" (3.25m x 2.26m)
Having laminated wooden floor.

EXTERIOR FEATURES

Yard to rear
Access to mews.

ESTIMATED ANNUAL RATES

£688.12 (JUNE 2025)

