

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

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- Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:
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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 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.

£120,000

7 Stephens Court, Derry, BT48 0PQ

- END TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC DOUBLE GLAZED DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING - D

Energy rating	Current	Potential
A		
B		
C		
D	62 D	71 C
E		
F		
G		



ACCOMMODATION

HALLWAY

Having laminated wooden floor.

LOUNGE

17'1" x 11'6" wp (5.21m x 3.51m wp)

Having ornamental fireplace and laminated wooden floor.

KITCHEN / DINING AREA

17'6" x 11'6" (5.33m x 3.51m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit, wired for cooker, space for fridge freezer, plumbed for washing machine, and dishwasher, understairs storage.

DOWNSTAIRS WHB & WC

Having whb with tiling around, wc with PVC cladding behind.

FIRST FLOOR

LANDING

Having hotpress and storage cupboard.

BEDROOM 1

11'5" x 10'1" (3.48m x 3.07m)

Having built in wardrobe.

BEDROOM 2

11'6" x 9'7" (3.51m x 2.92m)

Having built in wardrobe and laminated wooden floor.

BEDROOM 3

8'6" x 7'4" (2.59m x 2.24m)

BATHROOM

Comprising bath with shower attachment to taps and electric shower over, whb with mixer taps, wc, PVC cladding to walls.

EXTERIOR FEATURES

Lawns to front and rear.

ESTIMATED ANNUAL RATES

£845.57 (JULY 2025)

