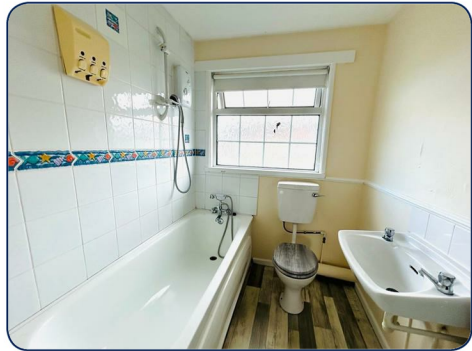


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£135,000

FOR SALE



42 Moss Park, Derry, BT48 8JX

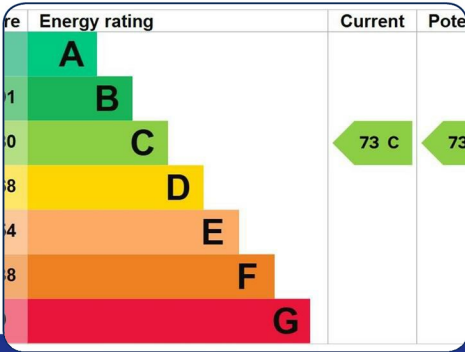
- END TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- YARD TO REAR
- EPC RATING - C

VIEWING STRICTLY BY APPOINTMENT ONLY

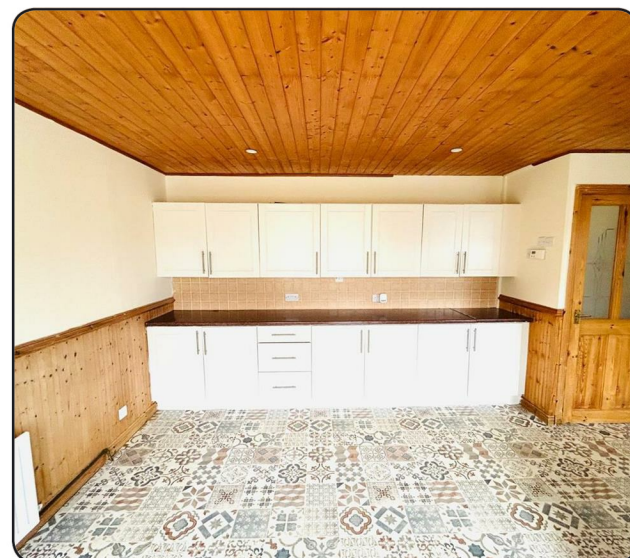
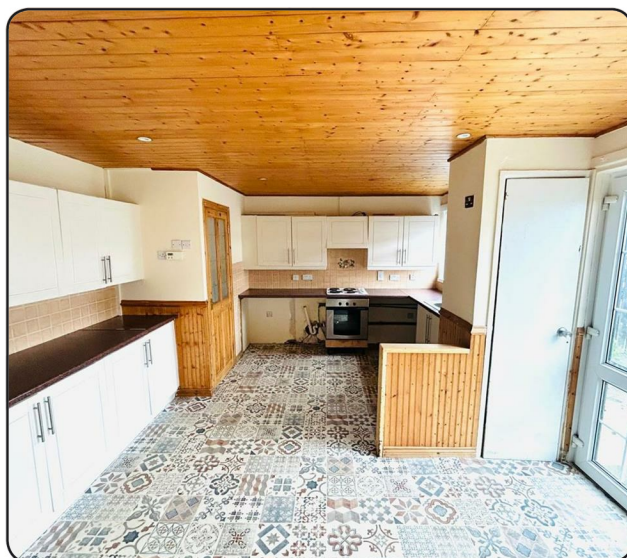
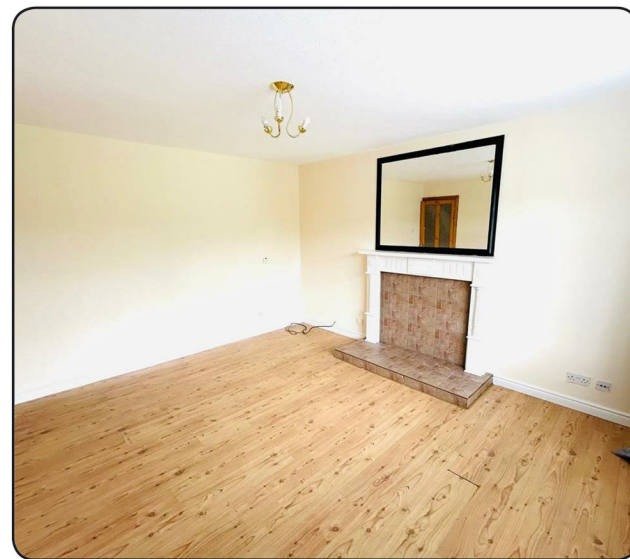
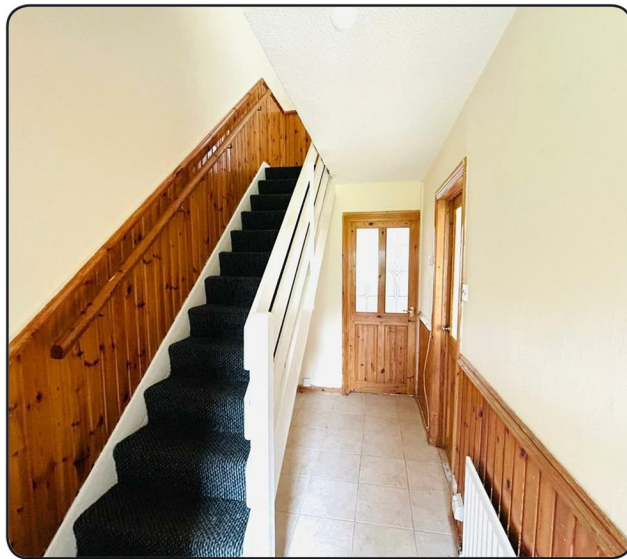
Agent:



- 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.
 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.
 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
 4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
 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.



www.danielhenry.co.uk
www.propertypal.com



ACCOMMODATION

HALLWAY

Having 1/2 panelled walls, tiled floor.

GUEST WHB & WC

Having whb with tiling around, wc, tiled floor.

LOUNGE

13'9" x 11'9" (4.19m x 3.58m)

Having fireplace with tiled inset and hearth, laminated wooden floor.

KITCHEN/DINING AREA

17'7" x 12'8" (5.36m x 3.86m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, integrated hob and oven, extractor fan, plumbed for washing machine, space for tumble dryer and fridge/freezer, ample dining space, wooden ceiling with recessed lighting, 1/2 panelled walls.

FIRST FLOOR

BEDROOM 1

15' x 11'9" wp (4.57m x 3.58m wp)

Having storage cupboard and laminated wooden floor.

BEDROOM 2

11'9" x 11'5" (3.58m x 3.48m)

Having storage cupboard and laminated wooden floor.

BEDROOM 3

9'9" x 8'9" (2.97m x 2.67m)

Having 1/2 panelled walls and laminated wooden floor.

BATHROOM

Comprising bath with shower attachment to taps, electric shower over and tiling around, whb with tiling around, wc.

EXTERIOR FEATURES

Pebbled yard to front and side enclosed by fence.

Yard to rear enclosed by fence and double entrance gates.

ESTIMATED ANNUAL RATES

£816.41 (AUG 2025)

