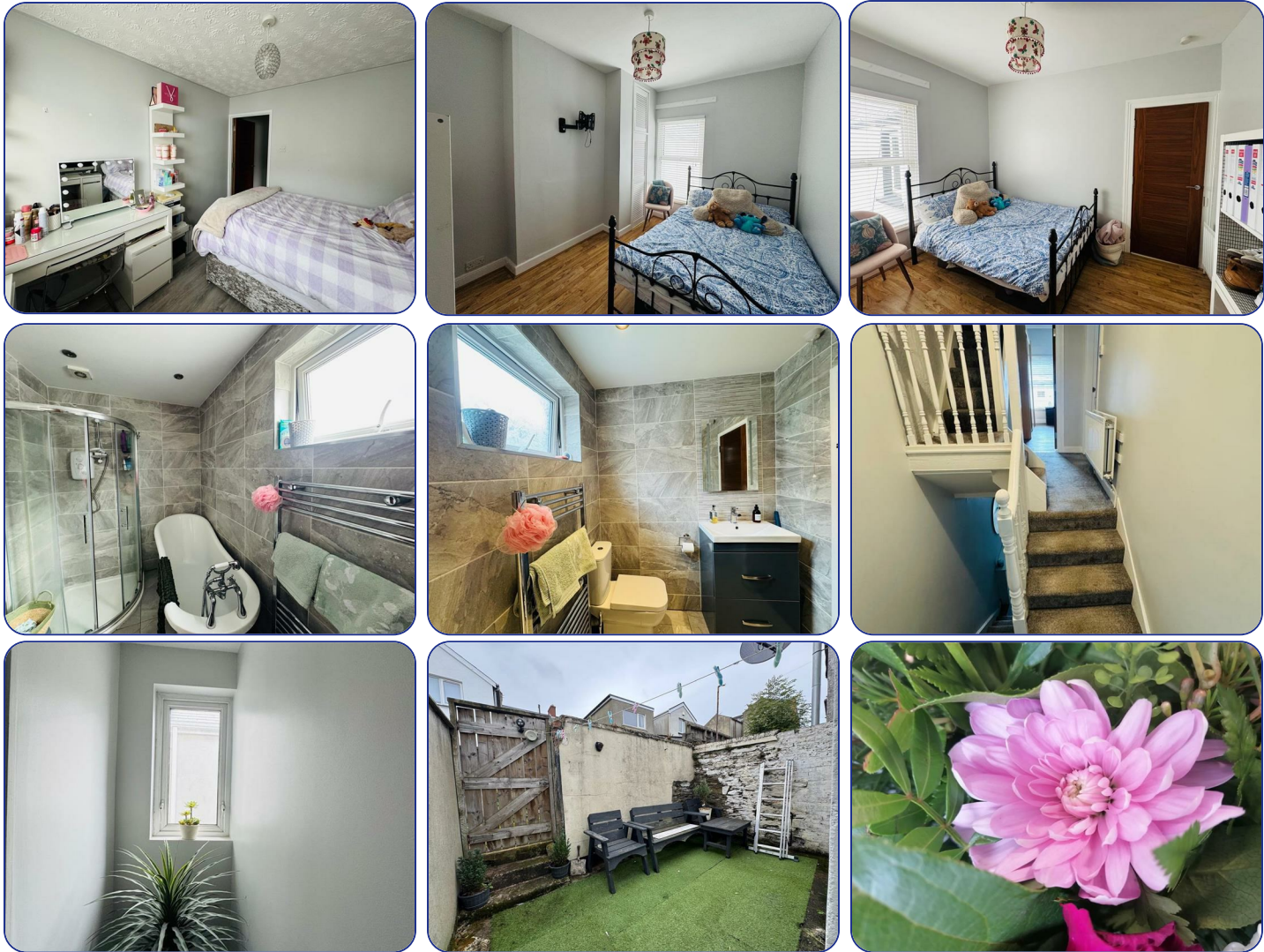


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Cityside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 028 7134 7539
cityside@danielhenry.co.uk
www.danielhenry.co.uk

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

Daniel
Henry
ESTATE AGENTS

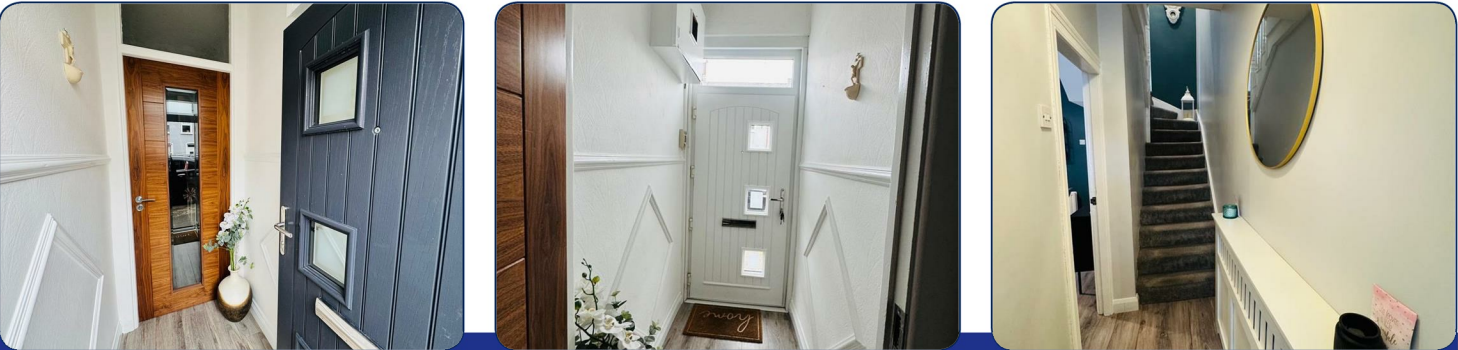
£170,000

FOR SALE

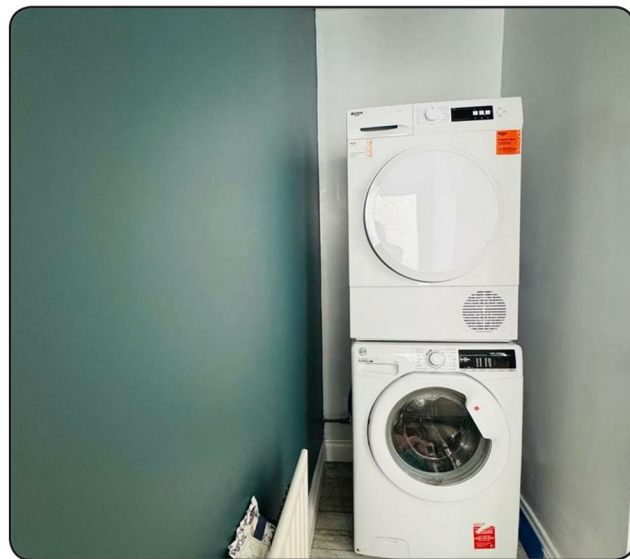
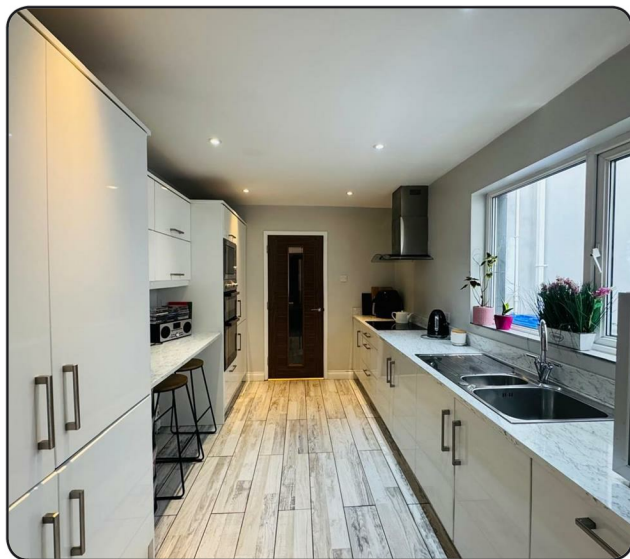
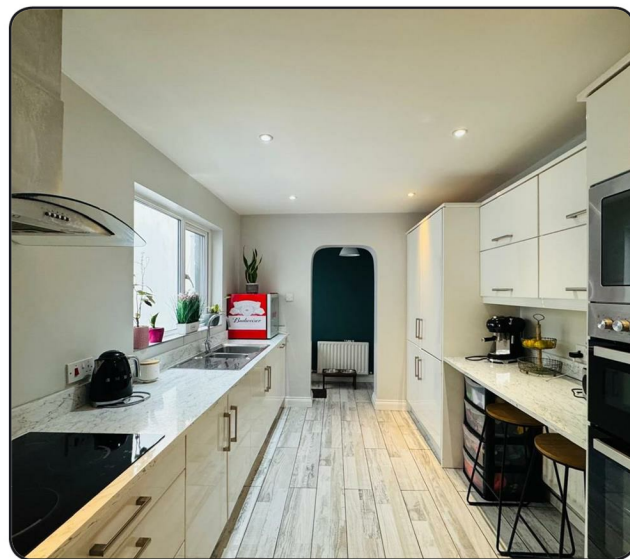
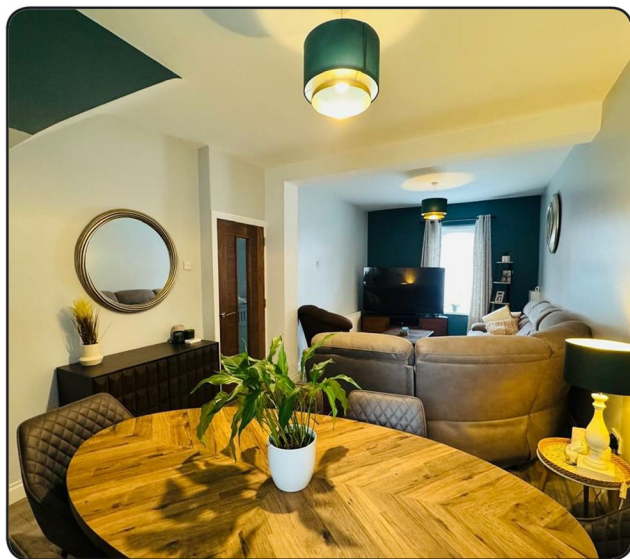
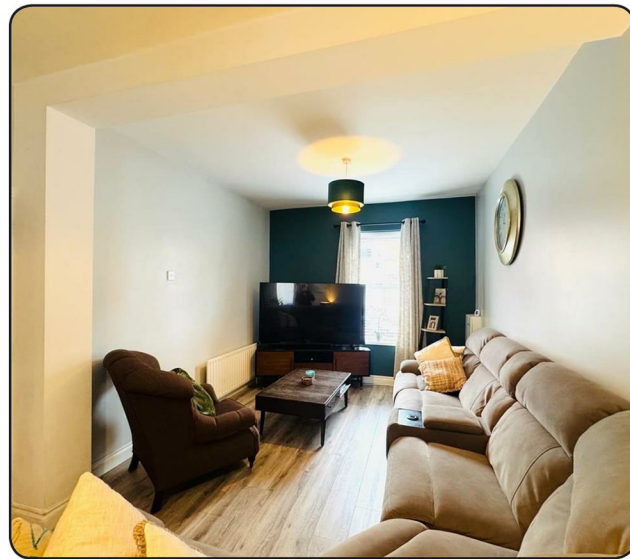
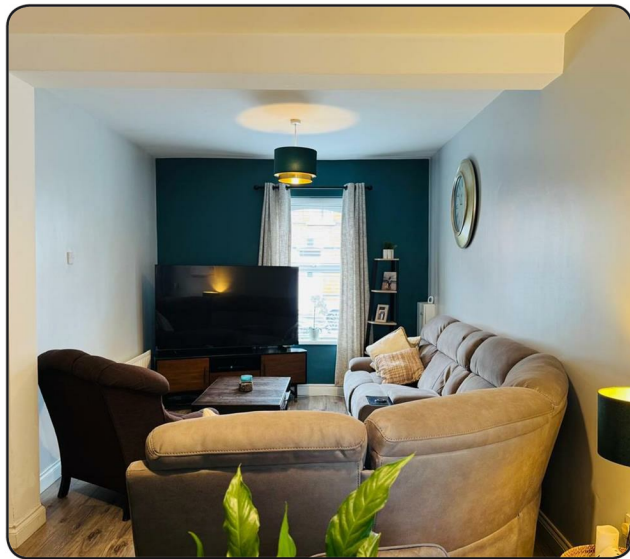


35 Phillip Street, Derry, BT48 7PN

- MID TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS & REAR DOOR
- COMPOSITE FRONT DOOR
- CARPETS & BLINDS INCLUDED IN SALE
- YARD TO REAR
- EPC RATING -



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ACCOMMODATION

VESTIBULE PORCH

Having laminated wooden floor.

HALLWAY

Having radiator cover and laminated wooden floor.

LOUNGE/DINING AREA

22'11" x 10'10" (6.99m x 3.30m)

Having downstairs storage and laminated wooden floor.

KITCHEN

13'1" x 8'8" (3.99m x 2.64m)

Having range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, double oven, integrated microwave, integrated fridge/freezer and dishwasher, breakfast bar, recessed lighting, tiled floor.

UTILITY PORCH

Plumbed for washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR

LANDING

Having staircase to attic storage.

BEDROOM 1

15'3" x 11'4" wp (4.65m x 3.45m wp)

Having ceiling cornicing.

BEDROOM 2

11'5" x 8'4" wp (3.48m x 2.54m wp)

Having laminated wooden floor.

BEDROOM 3

10'10" x 8'9" wp (3.30m x 2.67m wp)

Having laminated wooden floor.

BATHROOM

Comprising claw foot bath with hand shower attachment to taps, walk in tiled shower, whb with storage under, wc, chrome radiator, fully tiled walls and floor.

EXTERIOR FEATURES

Yard to rear partially laid with artificial grass.

Sitting area.

Access to mews.

ESTIMATED ANNUAL RATES

£1166.30 (SEPT 2025)

