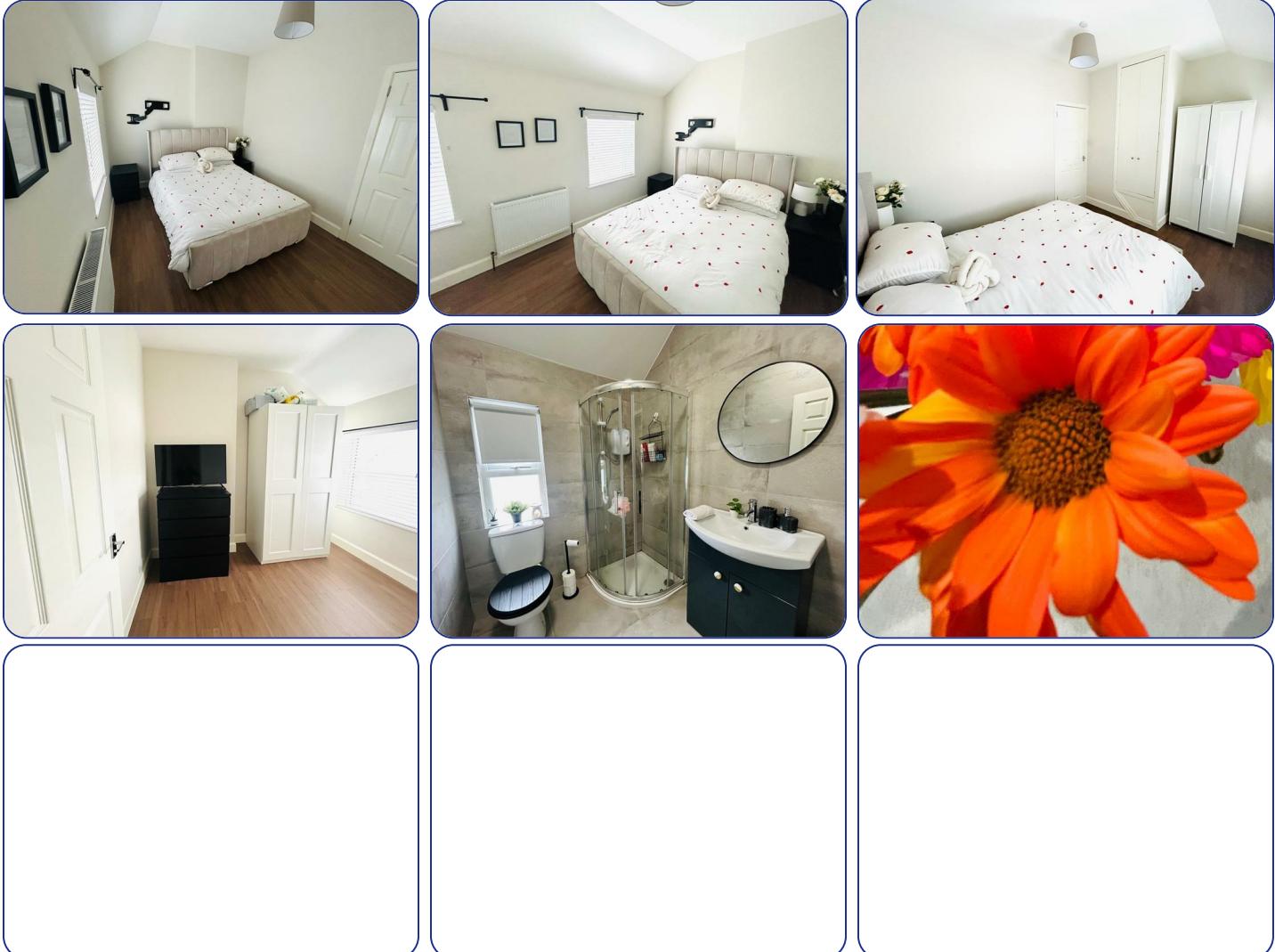


SPECIAL FEATURES OF THE PROPERTY INCLUDE:





£125,000

FOR SALE



17 Cliftonville Avenue, L'Derry, BT47 6ET

- END TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- BLINDS INCLUDED IN SALE
- YARD TO REAR
- GARAGE
- EPC RATING -



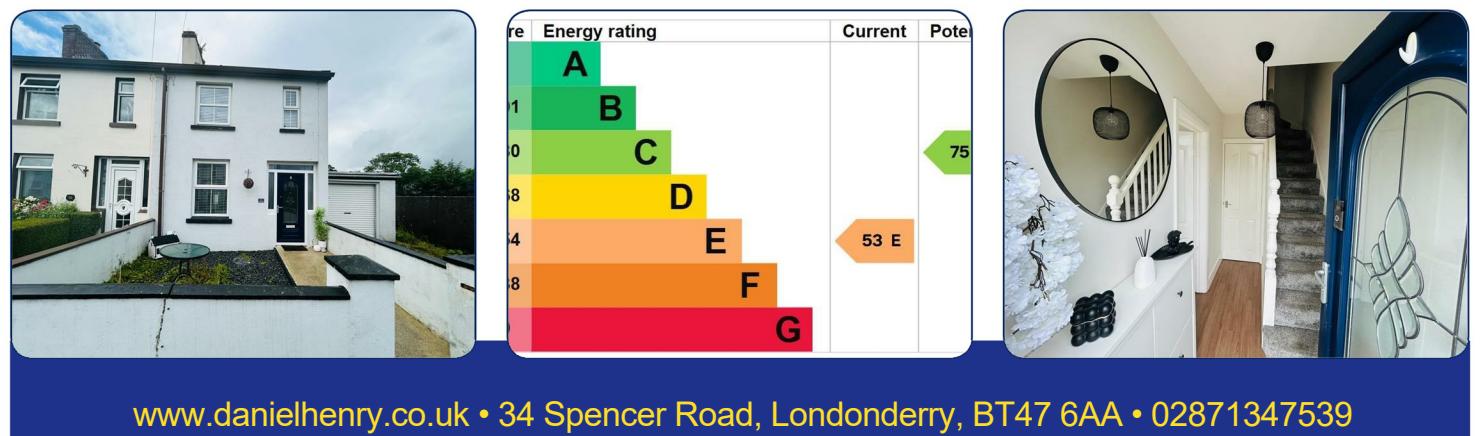
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Waterside)**  
 34 Spencer Road, Londonderry BT47 6AA  
 Tel. 02871347539  
 waterside@danielhenry.co.uk  
 www.danielhenry.co.uk

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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.
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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](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)





## ACCOMMODATION

### HALLWAY

Having laminated wooden floor.

### STUDY / BEDROOM 3

8'9" x 6'9" (2.67m x 2.06m)

Having laminated wooden floor.

### LOUNGE

13'11" x 11'5" wp (4.24m x 3.48m wp)

Having understairs storage with light, laminated wooden floor.

### KITCHEN/DINING AREA

20' x 5'10" (6.10m x 1.78m)

Having eye and low level units, tiling between units, integrated hob and oven, stainless steel extractor hood, space for fridge/freezer, plumbed for dishwasher, recessed lighting, tiled floor.

### FIRST FLOOR

#### BEDROOM 1

14' x 8'11" wp (4.27m x 2.72m wp)

Having hotpress and laminated wooden floor.

#### BEDROOM 2

9'6" x 7'11" (2.90m x 2.41m)

Having laminated wooden floor.

### SHOWER ROOM

Comprising fully tiled walk in electric shower, whb with mixer taps set in vanity unit, wc, fully tiled walls and floor.

### EXTERIOR FEATURES

Pebbled area to front enclosed by wall.

Yard to rear enclosed by wall.

Out house plumbed for washing machine, space for tumble dryer.

Outside tap.

### GARAGE

### ESTIMATED ANNUAL RATES

£583.15 (JULY 2025)

