

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£125,000

**FOR SALE**



24 Moore Street, Derry, BT47 2EY

**VIEWING STRICTLY BY APPOINTMENT ONLY**

Agent:

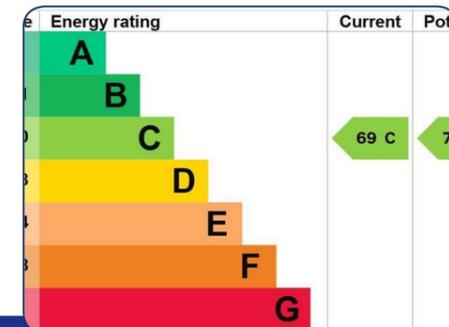


- MID TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS ( EXCEPT VELUX )
- PVC EXTERIOR DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- LARGE SHED TO REAR
- EPC RATING -

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





## ACCOMMODATION

### VESTIBULE PORCH

Having 1/2 height wooden panelled walls.

### LOUNGE

20'4" x 11'3" wp (6.20m x 3.43m wp)

Having ornamental fireplace, understairs storage, wooden floor.

### KITCHEN/DINING AREA

13'9" x 11'7" (4.19m x 3.53m)

Having eye and low level units with concealed underlighting, tiling between units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, integrated hob and underoven, stainless steel extractor hood, space for fridge/freezer, plumbed for washing machine, feature lighting on kicker board, recessed lighting, tiled floor.

### FIRST FLOOR

#### LANDING

Having airing cupboard.

#### BEDROOM 1

15'9" x 10'4" wp (4.80m x 3.15m wp)

Having built in furniture.

#### BEDROOM 2

11'7" x 7'8" (3.53m x 2.34m)

#### BEDROOM 3

11'6" x 5'7" (3.51m x 1.70m)

#### BATHROOM

Comprising bath with shower attachment to taps, fully tiled walk in electric shower, whb with mixer taps, wc, chrome radiator, fully tiled walls.

#### EXTERIOR FEATURES

STEPS TO LARGE SHED 17'3" x 12'4" Having light and power points.

Concrete yard to rear.

Outside light and tap.

#### ESTIMATED ANNUAL RATES

£846.00 (FEB 2026)

