

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel
Henry
ESTATE AGENTS

£100,000

FOR SALE



21 Limewood Street, Derry, BT48 9JJ

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Cityside)**
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www.danielhenry.co.uk

- MID TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION/2 BATHROOMS
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- YARD TO REAR
- EPC RATING -
- SOLD AS SEEN

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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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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.

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ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

LOUNGE

20'2" x 10'6" (6.15m x 3.20m)
Having laminated wooden floor.

KITCHEN

12'11" x 8'8" (3.94m x 2.64m)
Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, space for hob and underoven, plumbed for washing machine, tiled floor.

REAR HALLWAY

Having tiled floor.

BATHROOM

Comprising bath, walk in shower, whb, wc, fully tiled walls and floor.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

13'3" x 9'3" (4.04m x 2.82m)

BEDROOM 2

10'6" x 8'9" (3.20m x 2.67m)

BEDROOM 3

12'10" x 8'9" wp (3.91m x 2.67m wp)

BATHROOM

Comprising bath, whb and wc, fully tiled walls and floor.

EXTERIOR FEATURES

Yard to rear.

Access to mews.

ESTIMATED ANNUAL RATES

£962.00 (MARCH 2026)