

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£105,000

FOR SALE



2 Church View, Donemana, BT82 8BU

VIEWING STRICTLY BY APPOINTMENT ONLY

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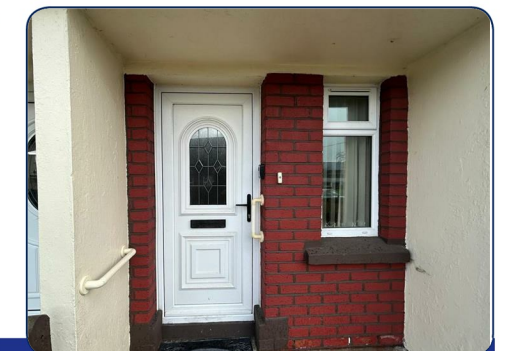
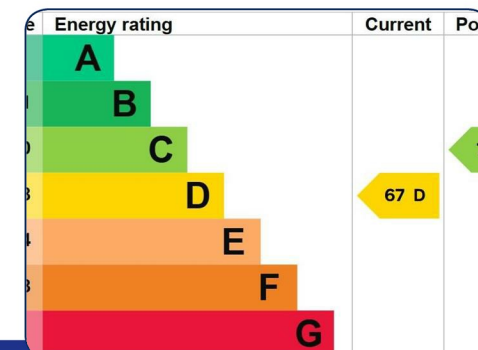
- MID TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- LAWNS TO FRONT & REAR
- EPC RATING - D

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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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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.

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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having laminated wooden floor.

LOUNGE

16'4" x 9'11" wp (4.98m x 3.02m wp)
Having tiled fireplace.

KITCHEN/DINING AREA

16'1" x 10' (4.90m x 3.05m)
Having eye and low level units, tiling between units, single drainer stainless steel sink unit, plumbed for washing machine, wired for cooker, extractor hood, hotpress.

FIRST FLOOR

LANDING

BEDROOM 1

16'5" x 10' wp (5.00m x 3.05m wp)
Having built in wardrobe.

BEDROOM 2

10' x 6'11" wp (3.05m x 2.11m wp)
Having built in wardrobe.

BEDROOM 3

10' x 8'10" wp (3.05m x 2.69m wp)
Having built in wardrobe.

WET ROOM

Comprising electric shower with tiling around, whb & wc.

EXTERIOR FEATURES

Garden to front.
Garden to rear.
Parking to rear.
Concrete shed and boiler house.
Outside light and tap.

ESTIMATED ANNUAL RATES

£933.00 (MARCH 2026)

