

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£75,000

**FOR SALE**



**81 Violet Street, Derry, BT47 2AP**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent:** Daniel Henry (Waterside)  
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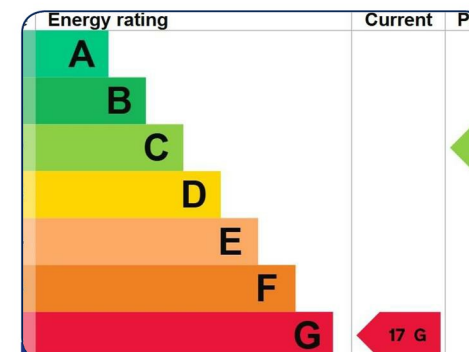
- MID TERRACE HOUSE
- 4 BEDROOM/1 RECEPTION
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVE DOUBLE GLAZED WINDOWS (except velux)
- REQUIRES REPAIR AND MODERNISATION
- CASH BUYERS ONLY
- SOLD AS SEEN

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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.
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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

VESTIBULE PORCH

HALLWAY

LOUNGE/DINING AREA

22'5" x 11'9" (6.83m x 3.58m)

KITCHEN

FIRST FLOOR

LANDING

BEDROOM 1

17' x 10'11" wp (5.18m x 3.33m wp)

BEDROOM 2

10'5" x 10'2" wp (3.18m x 3.10m wp)

SECOND FLOOR

LANDING

Having storage cupboard.

BEDROOM 3

15'4" x 10'10" (4.67m x 3.30m)

Having 2 storage cupboards.

BEDROOM 4

10'5" x 10'3" (3.18m x 3.12m)

Having 2 storage cupboards.

EXTERIOR FEATURES

Yard to rear.

Access to mews.

ESTIMATED ANNUAL RATES

£977.00 (MAY 2026)

