

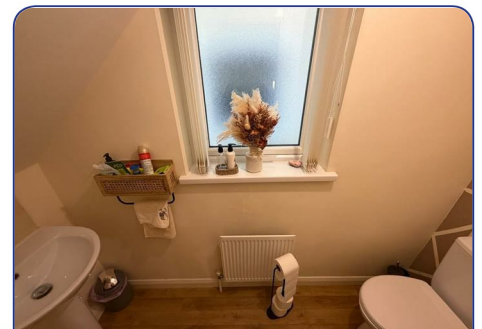
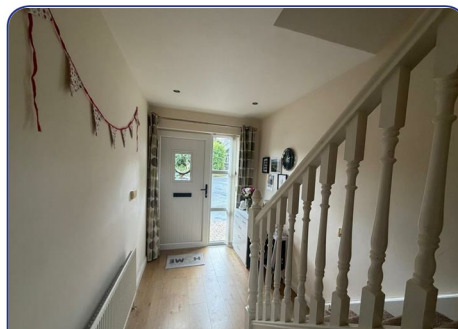
£159,950

**FOR SALE**



**2 Old Mill House, L'Derry, BT47 2RL**

- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- SECURITY SYSTEM INSTALLED
- EPC RATING-



## HALLWAY

Having recessed lighting, laminated wooden floor.

## GUEST WHB & WC

Having laminated wooden floor.

## LOUNGE

15'7 x 11'1 (4.75m x 3.38m)

Having ornamental electric fire, laminated wooden floor.

## KITCHEN

11'10 x 11'4 (3.61m x 3.45m)

Having range of eye and low level units, tiling between units, 1 + 1/2 bowl stainless steel sink unit with mixer taps, hob and under oven, stainless steel extractor hood, integrated fridge/freezer, recessed lighting, ample dining space.

## UTILITY ROOM

Having eye and low level units, single drainer stainless steel units with mixer taps, plumbed for automatic washing machine, space for tumble dryer, laminated wooden floor.

## FIRST FLOOR

Having window.

## BEDROOM 1

11'11 x 11' (3.63m x 3.35m)

Having built in wardrobes, walk in wardrobe plumbed for ensuite.

## BEDROOM 2

11'4 x 11' (3.45m x 3.35m)

## BEDROOM 3

8'5 x 8'1 (2.57m x 2.46m)

## BATHROOM

Comprising bath with shower over, shower screen, tiling around bath, WHB & WC, recessed lighting.

## EXTERIOR FEATURES

Lawn to rear laid in artificial grass.

## ESTIMATED ANNUAL RATES:

£977 (JULY'26)

**Agent: Daniel Henry (Waterside)**

34 Spencer Road, Londonderry BT47 6AA

Tel. 02871347539

[waterside@danielhenry.co.uk](mailto:waterside@danielhenry.co.uk)

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

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)