

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

**Daniel Henry**  
ESTATE AGENTS

£72,500

FOR SALE



58 Roulston Avenue, Derry/Londonderry, BT47 6EP

- MID TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING E

VIEWING STRICTLY BY APPOINTMENT ONLY

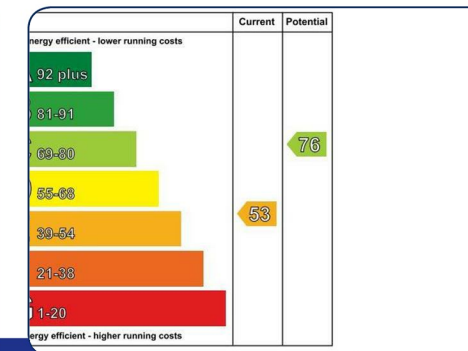
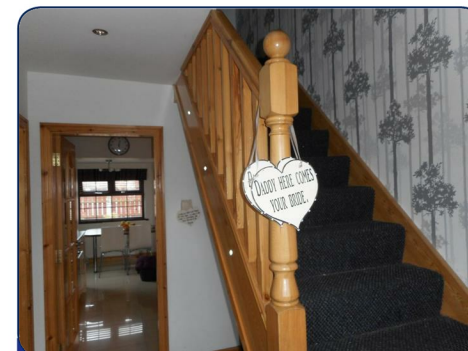
Agent: **Daniel Henry (Waterside)**  
 34 Spencer Road, Londonderry BT47 6AA  
 Tel. 02871347539  
 waterside@danielhenry.co.uk  
 www.danielhenry.co.uk



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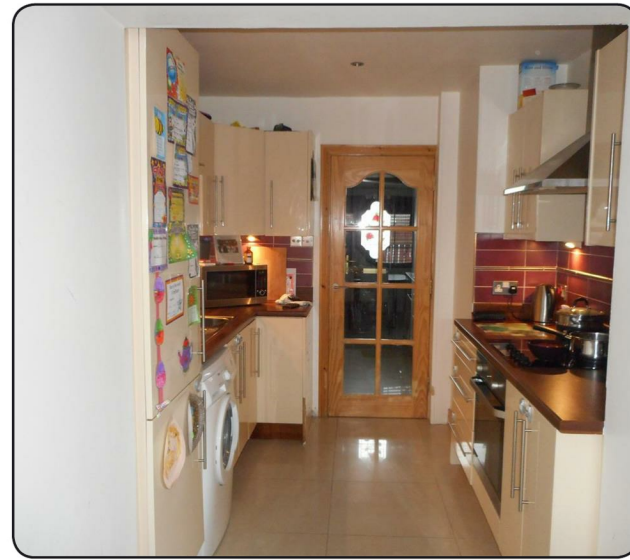
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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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5. Any areas, 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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## ACCOMMODATION

### HALLWAY

Having recessed lighting, Georgian glass door leading to Lounge and kitchen, tiled floor.

### LOUNGE

18'11" x 9'6" (5.77m x 2.90m)

Having recessed lighting, laminated wooden floor.

### KITCHEN

16'2" x 6'3" (4.93m x 1.91m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, ceramic hob and electric underoven, stainless steel extractor hood, recessed lighting, dining space, tiled floor.

### FIRST FOOR

#### BEDROOM (1)

14' x 9'2" (to widest points) (4.27m x 2.79m (to widest points))

Having hotpress and laminated wooden floor.

#### BEDROOM (2)

13'2" x 9'6" (4.01m x 2.90m)

Having built in wardrobe with cupboards over, laminated wooden floor.

### BATHROOM

Comprising bath with telephone hand shower attachment to taps, walk in electric shower, whb and wc, recessed lighting, tiled floor.

### EXTERIOR FEATURES

Concrete yard to rear enclosed by gate.

Fuel store.

Shed.

