

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

**Daniel
Henry**
ESTATE AGENTS

£79,950

FOR SALE



2 Old Mill Mews, Drumahoe, BT47 3YQ

- MID TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTION
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC FRONT & FRENCH DOORS
- PANELLED INTERNAL DOORS
- MOSTLY WOODEN FLOORS
- SOLD AS SEEN
- EPC RATING D

VIEWING STRICTLY BY APPOINTMENT ONLY

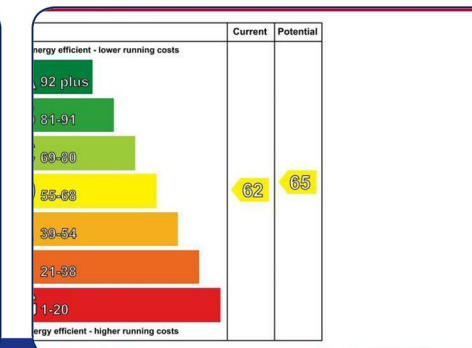
Agent: Daniel Henry (Waterside)
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk

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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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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
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NOTICE OF OFFER

2 OLD MILLS MEWS, DRUMAHOE, LONDONDERRY, BT47 3YQ

We advise that an offer has been made for the above property in the sum of £77,000. Anyone wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Daniel Henry Estate Agents, 34 Spencer Road, Londonderry, BT47 6AA Tel : 02871 347539.

ACCOMMODATION

HALLWAY

Having understairs storage and laminated wooden floor.

KITCHEN / DINING AREA

11'6" x 10'1" (3.51m x 3.07m)

Having eye and low level units, tiling between units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, space for cooker and fridge / freezer, plumbed for washing machine, wooden ceiling with spot lights.

LOUNGE

17'7" x 10'10" (to widest points) (5.36m x 3.30m (to widest points))

Having fireplace with mahogany surround, tiled hearth and inset, laminated wooden floor, French doors leading to garden.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

13'5" x 11'9" (4.09m x 3.58m)

BEDROOM 2

13'4" x 10'8" (4.06m x 3.25m)

Having laminated wooden floor.

BEDROOM 3

8'8" x 7'6" (2.64m x 2.29m)

Having laminated wooden floor.

SHOWER ROOM

Comprising fully tiled walk in electric shower, whb and wc, wooden ceiling with spot lights, fully tiled walls, tiled floor.

EXTERIOR FEATURES

Tarmac driveway to front.

Brick pavia patio area to rear with steps leading to river.

Access to mews.