

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£120,000

FOR SALE



10 Holywood Avenue, Derry/Londonderry, BT47 2NA

- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOOR
- CARPET & BLINDS INCLUDED IN SALE
- PANELLED INTERNAL DOORS
- AWAITING EPC

VIEWING STRICTLY BY APPOINTMENT ONLY

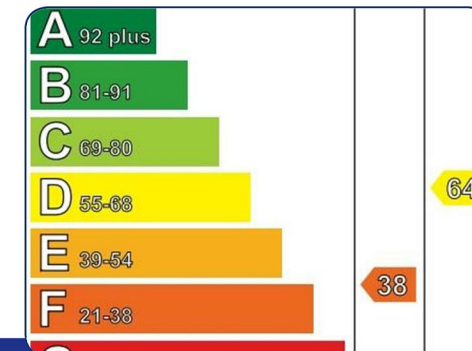
Agent:



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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.
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

VESTIBULE PORCH

Having panelled walls, tiled floor, step to Hallway.

HALLWAY

Having understairs storage, telephone point, wooden floor.

LOUNGE/DINING

23'5" x 10'7" (to widest points) (7.14m x 3.23m (to widest points))
Having attractive fireplace, laminated wooden floor, patio doors.

KITCHEN/DINING

22'7" x 7'9" (to widest points) (6.88m x 2.36m (to widest points))
Having range of eye and low level units, tiling between, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for fridge freezer, integrated gas hob, electric underoven, extractor fan.

FIRST FLOOR

BEDROOM (1)

11'3" x 8'7" (3.43m x 2.62m)
Having wall to wall sliding mirrored wardrobes.

BEDROOM (2)

11'2" x 10'7" (to widest points) (3.40m x 3.23m (to widest points))

BEDROOM (3)

8'7" x 7'5" (2.62m x 2.26m)

BATHROOM

Comprising of bath with electric shower over, WHB, WC, hotpress, wooden ceiling with recessed lighting, fully tiled walls, tiled floor.

EXTERIOR FEATURES

GARAGE 16'10" x 9'10" Having roller door, light and power points.

Garden to front enclosed by wall.

Garden to rear enclosed by fence.

Shed to rear.

