

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel Henry
ESTATE AGENTS

£124,950

FOR SALE



26 Holywood Avenue, Derry/Londonderry, BT47 2NA

- END TOWNHOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT, BACK & FRENCH DOORS
- BLINDS & CARPETS INCLUDED IN SALE
- PANELLED INTERNAL DOORS
- MOSTLY WOODEN FLOORS
- EPC RATING F

VIEWING STRICTLY BY APPOINTMENT ONLY

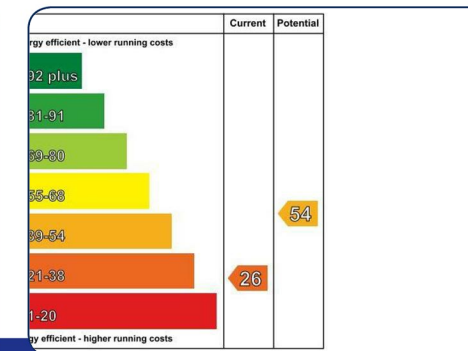
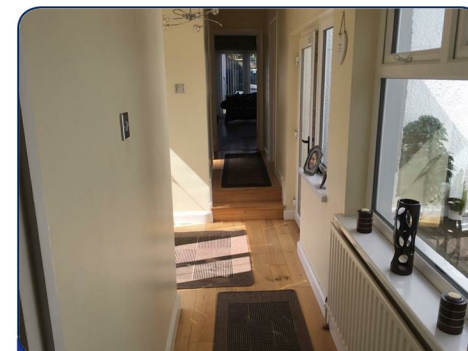
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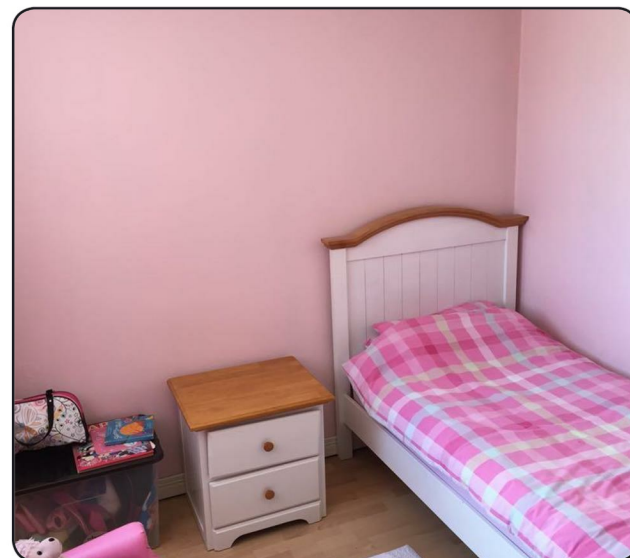
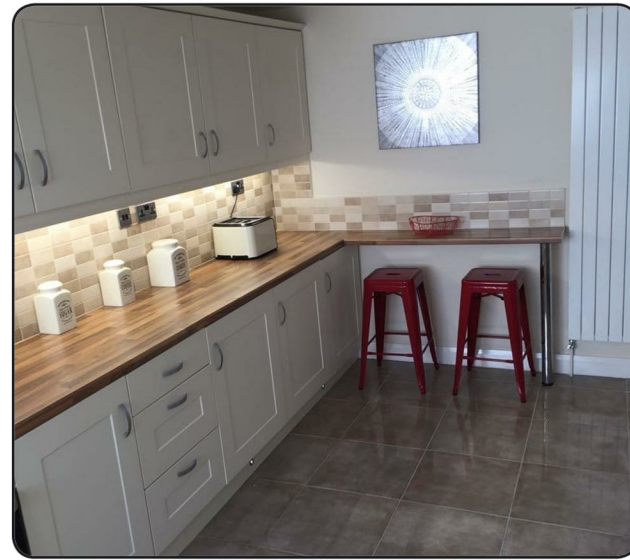
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5. Any areas, measurements or distances referred to herein are approximate only.
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good 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.

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ACCOMMODATION

HALLWAY

Having solid wooden floor.

KITCHEN/DINING

16'3" x 14'10" (to widest points) (4.95m x 4.52m (to widest points))

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, 'Beko' hob and underoven, extractor hood, plumbed for dishwasher, understair storage, recessed lighting, tiled floor.

FAMILY ROOM

12'10" x 10'11" (to widest points) (3.91m x 3.33m (to widest points))

Having ornamental fireplace, laminated wooden floor.

STEPS FROM HALLWAY TO LOUNGE

LOUNGE

17'6" x 13'7" (5.33m x 4.14m)

Having attractive fireplace, recessed lighting, solid wooden floor, French doors to rear.

DOWNSTAIRS WHB & WC

Having solid wooden floor.

UTILITY ROOM

8'5" x 6'6" (2.57m x 1.98m)

Having low level units, double drainer stainless steel sink unit with mixer taps, tiling around, plumbed for washing machine, space for tumble dryer, laminated wooden floor.

FIRST FLOOR

BEDROOM (1)

16'7" x 8'11" (to widest points) (5.05m x 2.72m (to widest points))

Having laminated wooden floor.

BEDROOM (2)

13' x 11' (to widest points) (3.96m x 3.35m (to widest points))

Having built in wardrobe, almainated wooden floor.

BEDROOM (3)

11'2" x 9' (3.40m x 2.74m)

Having built in wardrobe, laminated wooden floor.

BATHROOM

Comprising of bath with 'Redring' electric shower over with tiled effect panel, WHB, WC, hotpress and cupboard.

EXTERIOR FEATURES

GARAGE 18'1" x 11'11" Having up and over door, light, side window.

Courtyard with decking.

Garden to front.

Concrete driveway.

Paved patio and gate to rear enclosed by wall.