

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel Henry
ESTATE AGENTS

£99,950

FOR SALE



95 Marlborough Road, Derry/Londonderry, BT48 9BH

VIEWING STRICTLY BY APPOINTMENT ONLY

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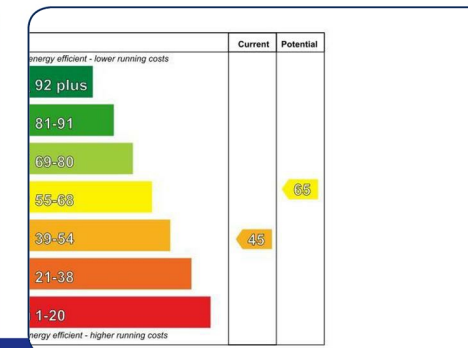
- MID TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING E

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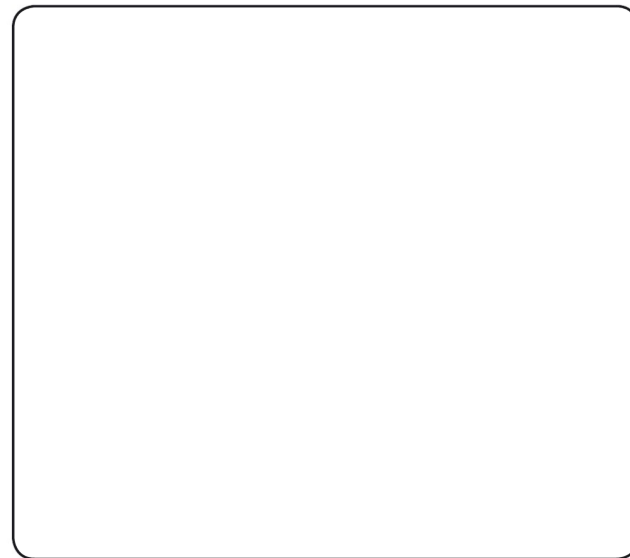
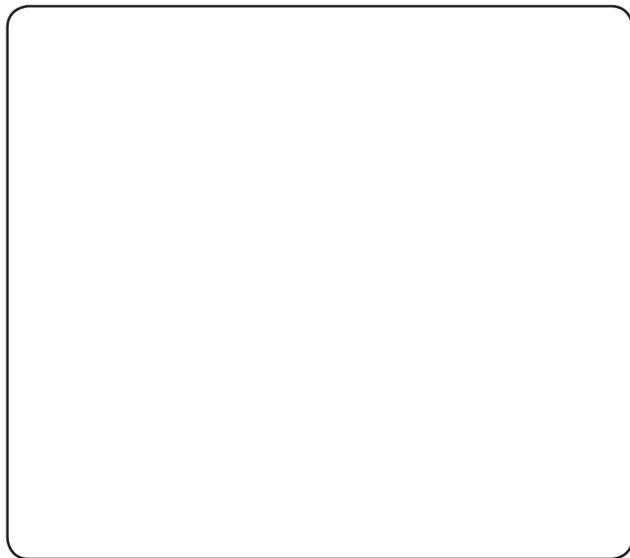
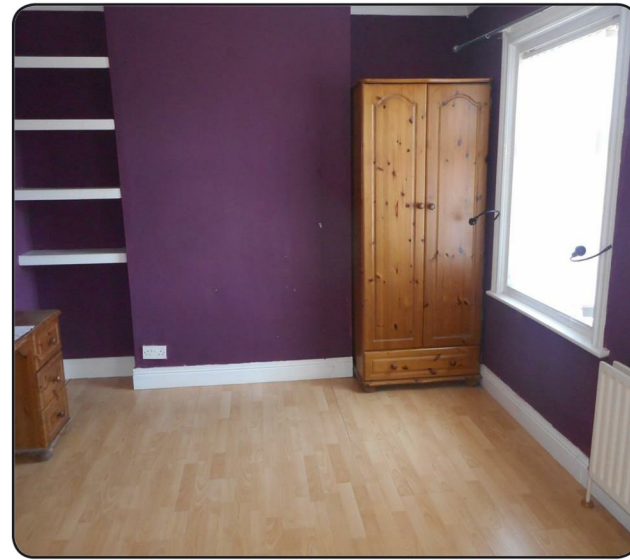
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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ACCOMMODATION

HALL

Having wooden floor.

LOUNGE/DINING

21' x 13'11" (to widest points) (6.40m x 4.24m (to widest points))
Having ornamental fireplace, part wood panelling, wooden floor.

KITCHEN

14' x 7'6" (4.27m x 2.29m)
Having range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, plumbed for washing machine, tiling between units, tiled floor.

REAR HALLWAY

Having toilet and whb off having fully tiled walls and floor.

STUDY

8'11" x 4'8" (2.72m x 1.42m)

BEDROOM (4)/FAMILY ROOM

8'9" x 7'4" (2.67m x 2.24m)
Having woodblock floor.

FIRST FLOOR

Landing having hotpress.

BEDROOM (1)

14'3" x 9'6" (4.34m x 2.90m)
Having laminated wooden floor.

BEDROOM (2)

9'3" x 7'10" (2.82m x 2.39m)
Having built in wardrobe, laminated wooden floor.

BEDROOM (3)

11'11" x 7'7" (3.63m x 2.31m)
Having laminated wooden floor.

BATHROOM

Comprising of bath with shower over, shower screen, WHB, WC, fully tiled walls and floor.

EXTERIOR FEATURES

Concrete yard to rear with access to mews.