

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£119,950

FOR SALE



16 Knoxhill Avenue, Derry/Londonderry, BT47 2PN

- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT GARAGE)
- PVC EXTERIOR DOORS
- EPC RATING E

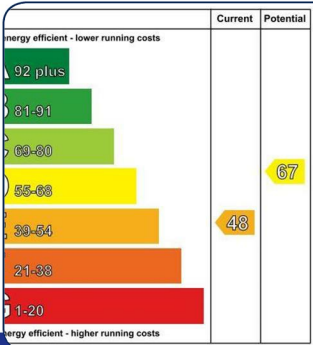
VIEWING STRICTLY BY APPOINTMENT ONLY

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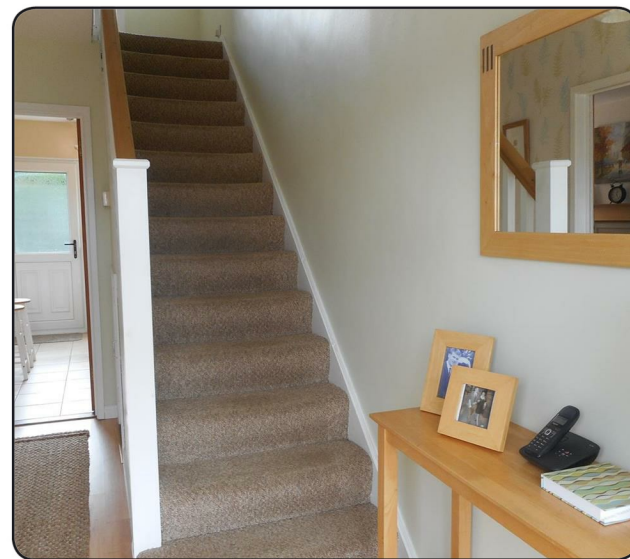
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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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5. Any areas,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

LOUNGEDINING

24'6" x 10'8" (7.47m x 3.25m)

Having ornamental fireplace, laminated wooden floor.

KITCHEN

10'6" x 7'1" (3.20m x 2.16m)

Having range of eye and low level units, single drainer stainless steel sink unit with mixer taps, hob, oven, stainless steel extractor hood, plumbed for washing machine, tiling between units, tiled floor.

FIRST FLOOR

Landing having window.

BEDROOM (1)

13'8" x 10'1" (4.17m x 3.07m)

Having built in wardrobe, laminated wooden floor.

BEDROOM (2)

10'7" x 10' (to widest points) (3.23m x 3.05m (to widest points))

Having hotpress, laminated wooden floor.

BEDROOM (3)

9'10" x 7'3" (to widest points) (3.00m x 2.21m (to widest points))

Having built in cupboard, laminated wooden floor.

BATHROOM

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

EXTERIOR FEATURES

GARAGE 19'10" x 11'1" Having up and over door, light and power points.

Neat lawn to front enclosed by wall, fence and gate.

Enclosed to rear by fence and gate.

