

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel Henry
ESTATE AGENTS

£70,000

FOR SALE



36 Bann Drive, Waterside, BT47 2HN

- MID TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PVC WINDOWS
- PVC FRONT AND REAR DOORS
- CARPETS AND BLINDS INCLUDED IN SALE
- EPC RATING E
- SOLD AS SEEN

VIEWING STRICTLY BY APPOINTMENT ONLY

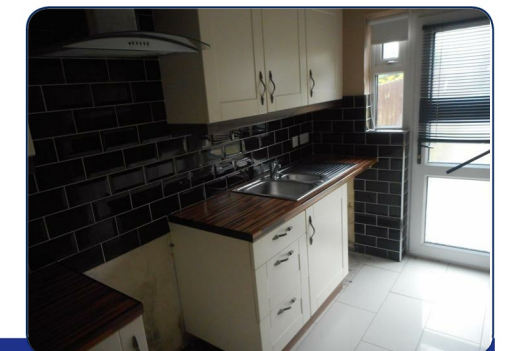
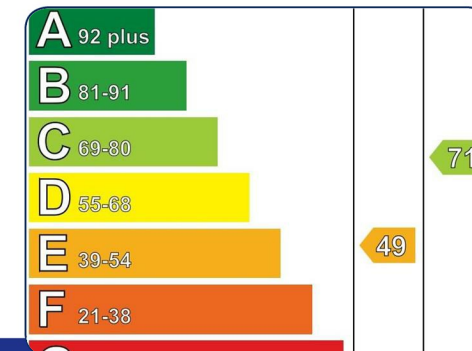
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel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

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ACCOMMODATION

HALLWAY

Having tiled floor

LOUNGE/DINING

18'10" x 9'6" (to widest points) (5.74m x 2.90m (to widest points))

Having fireplace, wooden floor, recessed lighting

KITCHEN

9'6" x 7'11" (2.90m x 2.41m)

Having eye and level units with tiling between, 1 1/2 stainless steel sink unit with mixer taps, plumbed for washing machine, space for fridge freezer and cooker, stainless steel extractor hood, tiled floor

FIRST FLOOR

LANDING

BEDROOM (1)

13'2" x 8'11" (to widest points) (4.01m x 2.72m (to widest points))

Having hotpress cupboard and recessed lighting

BEDROOM (2)

9'11" x 9'9" (3.02m x 2.97m)

Having recessed lighting

SHOWER ROOM

Fully tiled walk in electric shower, WHB, WC, fully tiled walls, tiled floor, recessed lighting

EXTERIOR FEATURES

Pebbled area to front enclosed by wall

Garden to rear enclosed by fence