

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

**Daniel Henry**  
ESTATE AGENTS

£85,000

FOR SALE



7 Friel Close, Derry / Londonderry, BT48 0QE

VIEWING STRICTLY BY APPOINTMENT ONLY

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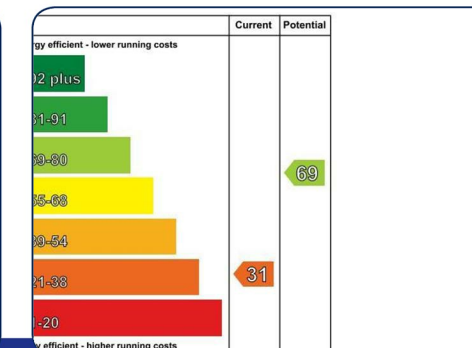
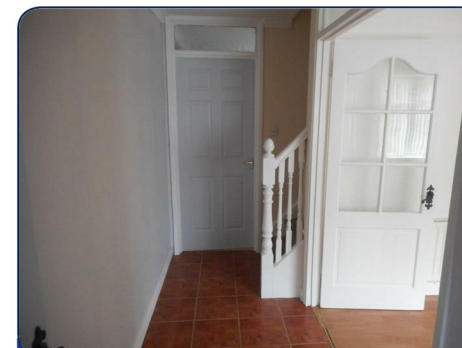
- MID TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- PANELLED INTERNAL DOORS
- MOSTLY WOODEN FLOORS THROUGHOUT
- EPC RATING F

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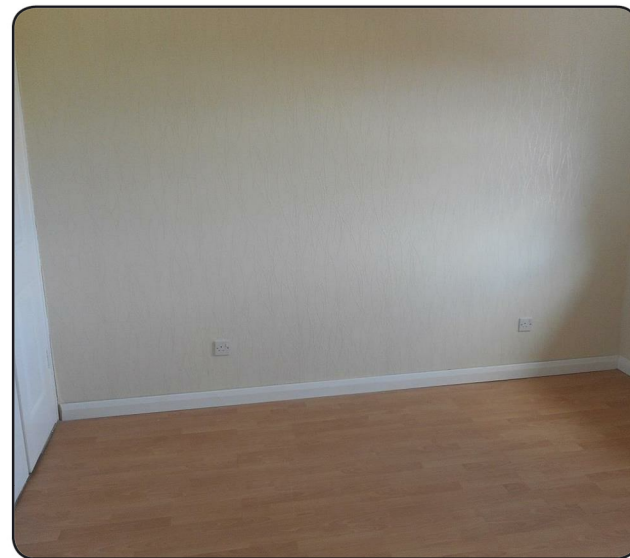
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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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5. Any areas, measurements or distances referred to herein are approximate only.
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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

### VESTIBULE PORCH

Having tiled floor.

### HALLWAY

Having double doors leading to Lounge, tiled floor.

### LOUNGE

13'3" x 11'6" (to widest points) (4.04m x 3.51m (to widest points))

Having fireplace with tiled hearth and inset and cream surround.

### KITCHEN / DINING AREA

17'8" x 11'7" (5.38m x 3.53m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, space for cooker, extractor fan, space for fridge / freezer, plumbed for washing machine, plumbed for dishwasher, spot lights, understairs storage, tiled floor.

### REAR HALLWAY

Having tiled floor.

### DOWNSTAIRS WC

Having half walls, tiled floor.

## FIRST FLOOR

### LANDING

Having storage cupboard and hotpress, laminated wooden floor.

### BEDROOM 1

11'6" x 10'4" (3.51m x 3.15m)

Having built in wardrobe, spot lights, laminated wooden floor.

### BEDROOM 2

11'7" x 9'11" (3.53m x 3.02m)

Having built in wardrobe and laminated wooden floor.

### BEDROOM 3

8'7" x 7'1" (to widest points) (2.62m x 2.16m (to widest points))

Having spot lights and laminated wooden floor.

### BATHROOM

Comprising bath with shower attachment to taps, whb and wc, fully tiled walls.

## EXTERIOR FEATURES

Garden to front enclosed by fence.

Paved area to rear enclosed by wall.

Access to mews.

Concrete driveway.

Outside light and tap.