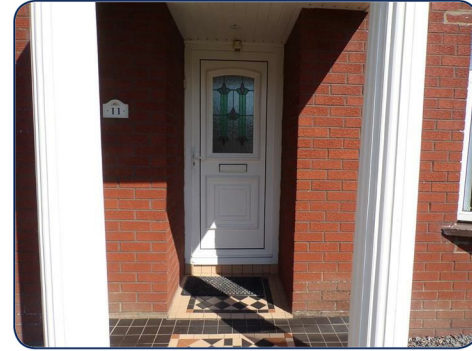


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£125,000

FOR SALE



11 Torrens Avenue, Derry / Londonderry, BT47 6YG

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

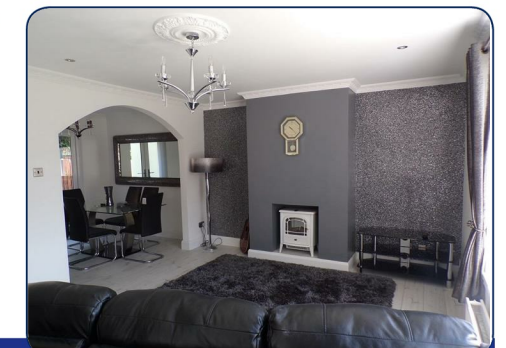
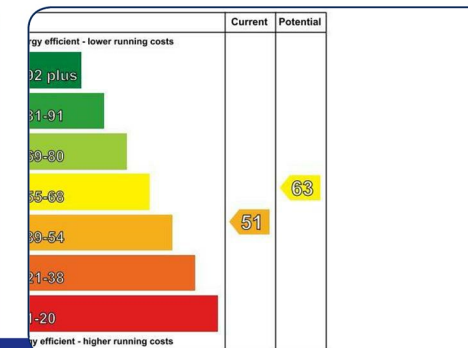
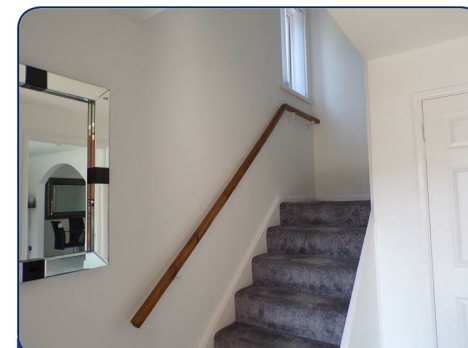
Daniel Henry
ESTATE AGENTS

- SEMI DETACHED HOUSE
- 3 BEDROOMS / 2 RECEPTIONS
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT
- PVC FRONT, BACK & FRENCH DOORS
- CUL-DE-SAC LOCATION
- RECENTLY REFURBISHED
- EPC RATING - E

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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.

www.danielhenry.co.uk
www.propertypal.com





ACCOMMODATION

PVC front door with stained glass panel.

HALLWAY

Having understairs storage cupboard and cloaks cupboard, laminated wooden floor.

LOUNGE

16'1" x 12'4" (4.90m x 3.76m)

Having ceiling cornicing and centre rose, recessed lighting, laminated wooden floor.

ARCHWAY TO DINING AREA

9'2" x 7'9" (2.79m x 2.36m)

Having laminated wooden floor and French doors leading to rear, open plan to Kitchen.

KITCHEN

13'6" x 7'8" (4.11m x 2.34m)

Having excellent range of eye and low level units with concealed lighting under, ceramic hob, built in oven and microwave, stainless steel extractor hood, single bowl sink unit with mixer taps, integrated fridge / freezer and dishwasher, tiled floor.

REAR HALLWAY

Having toilet and whb off with tiled floor and storage cupboard.

FIRST FLOOR

LANDING

Having window.

BEDROOM 1

12'5" x 11' (to widest points) (3.78m x 3.35m (to widest points))

Having recessed lighting.

BEDROOM 2

12'5" x 9'2" (3.78m x 2.79m)

Having recessed lighting.

BEDROOM 3

9'2" x 7'3" (2.79m x 2.21m)

Having built in wardrobe and recessed lighting.

BATHROOM

Comprising bath with telephone hand shower attachment to taps, fully tiled walk in double shower, whb set in vanity unit, wc, recessed lighting, hotpress.

EXTERIOR FEATURES

Neat lawn to front.

Brick pavia driveway leading to spacious gravelled driveway to rear.

Paved patio area.

Enclosed to rear by double gate.

