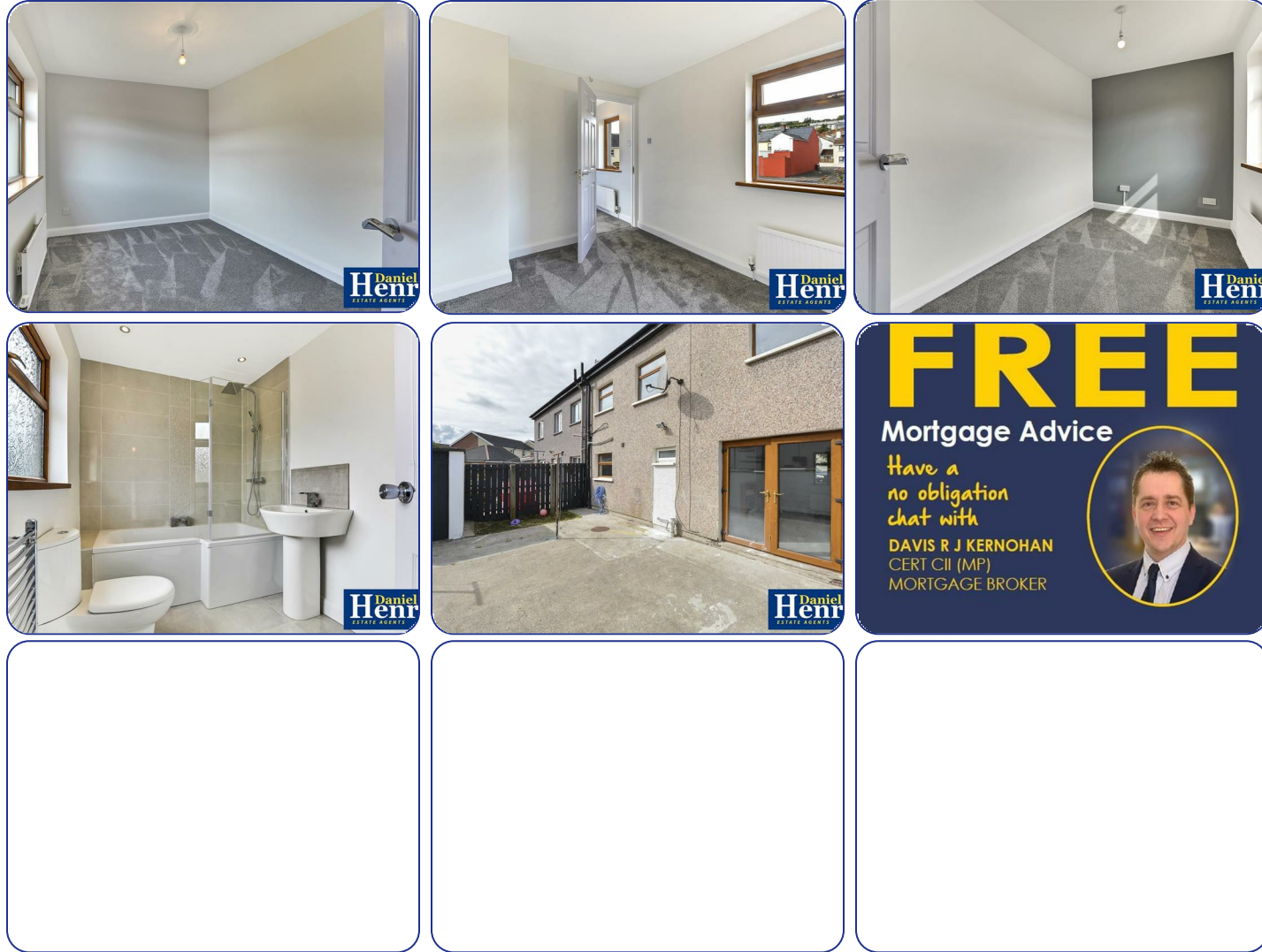


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Cityside)
 34 Spencer Road, Londonderry BT47 6AA
 Tel. 028 7134 7539
 cityside@danielhenry.co.uk
 www.danielhenry.co.uk



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

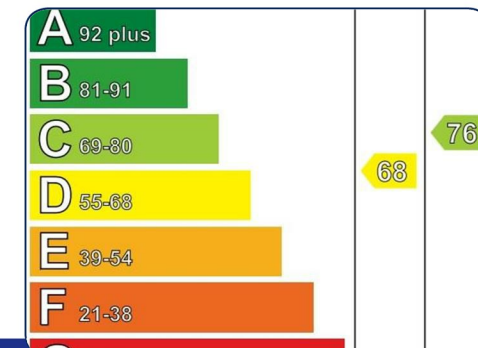
1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given 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.

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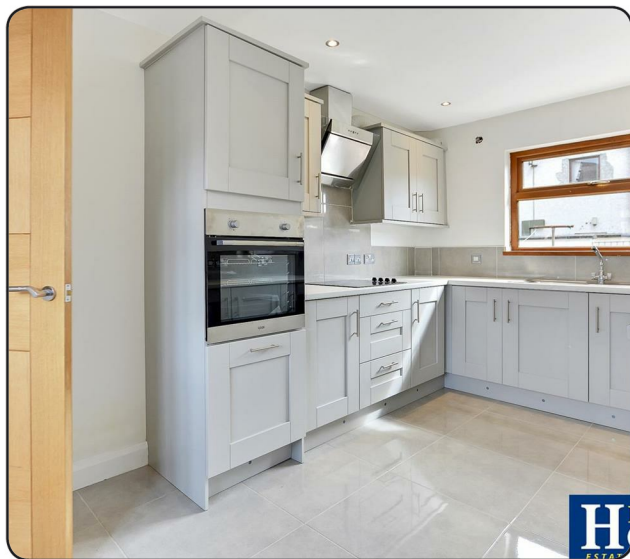
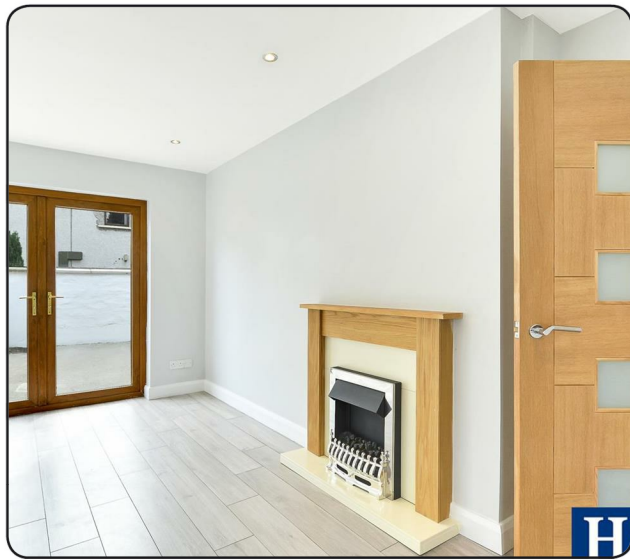


9 Abbots Walk, Derry / Londonderry, BT48 9HA

- MID TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTION
- GAS HEATING
- DOUBLE GLAZED WINDOWS
- DOUBLE GLAZED FRONT & FRENCH DOORS
- CARPETS INCLUDED IN SALE
- OAK INTERNAL DOORS DOWNSTAIRS
- EPC RATING - D



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ACCOMMODATION

VESTIBULE PORCH

Having recessed lighting and laminated wooden floor.

HALLWAY

Having recessed lighting.

DOWNSTAIRS WHB & WC

Having whb with tiling around, wc, understairs storage, heated towel rail, tiled floor.

LOUNGE

15'5" x 11'9" (to widest points) (4.70m x 3.58m (to widest points))
Having attractive fireplace, recessed lighting, French doors leading to back yard.

KITCHEN / DINING AREA

15'5" x 8'6" (4.70m x 2.59m)
Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, integrated hob, stainless steel extractor hood, integrated cooker, space for fridge / freezer, recessed lighting, tiled floor.

FIRST FLOOR

BEDROOM (1)

12' x 8'6" (to widest points) (3.66m x 2.59m (to widest points))

BEDROOM (2)

11'11" x 6'7" (3.63m x 2.01m)

BEDROOM (3)

8'11" x 8'6" (2.72m x 2.59m)

BATHROOM

Comprising bath with shower attachment to taps and tiling around, whb with tiling around, wc, recessed lighting, heated towel rail, tiled floor.

EXTERIOR FEATURES

Lawn to front.
Paved patio area to front.
Garden to front enclosed by wall.
Concrete yard to rear.
Access to mews.

