

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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.
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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.

Daniel
Henry
ESTATE AGENTS

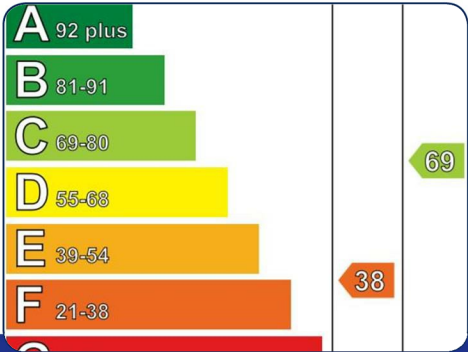
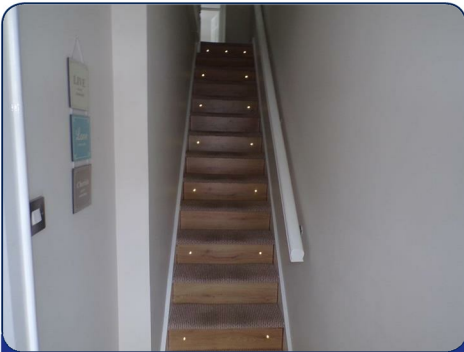
£95,000

FOR SALE



21 Epworth Street, Derry/Londonderry, BT48 0HD

- MID TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- MOSTLY WOODEN FLOORS
- EPC RATING - F



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FREE

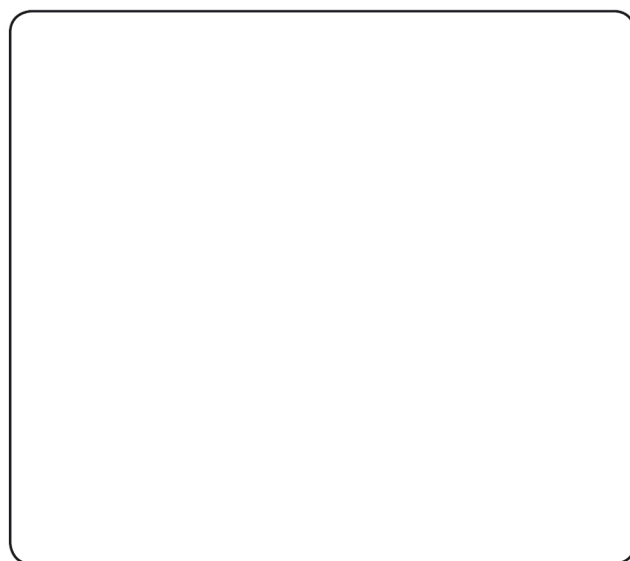
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Mortgages Made Easy
105 Rathkeel Road, Broughshane, BT42 4QE or 34 Spencer Rd, BT47 4AA



ACCOMMODATION

HALLWAY

Having laminated wooden floor.

LOUNGE

19'7" x 9'9" (to widest points) (5.97m x 2.97m (to widest points))

Having attractive fireplace.

KITCHEN / DINING AREA

19'4" x 8'4" (5.89m x 2.54m)

Having eye and low level units, tiing between units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, integrated hob and oven, extractor hood, space for fridge / freezer, plumbed for washing machine, vented for tumble dryer, spot lights on kicker board, recessed lighting, tiled floor.

FIRST FLOOR

BEDROOM 1

12'8" x 9' (into wardrobe) (3.86m x 2.74m (into wardrobe))

Having built in wardrobe and laminated wooden floor.

BEDROOM 2

12'1" x 8'2" (3.68m x 2.49m)

Having laminated wooden floor.

BEDROOM 3

9'8" x 7'3" (2.95m x 2.21m)

Having laminated wooden floor.

BATHROOM

Comprising bath with electric shower over, whb and wc, partly tiled walls, tiled floor, hotpress, recessed lighting, extractor fan.

EXTERIOR FEATURES

Yard to rear.

Concrete shed housing oil burner.

Access to mews.