

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£139,950

FOR SALE



37 Elmvale, Derry/Londonderry, BT48 8SH

- SEMI DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- OAK INTERNAL DOORS
- LAWNS TO FRONT & REAR
- EPC RATING - D

VIEWING STRICTLY BY APPOINTMENT ONLY

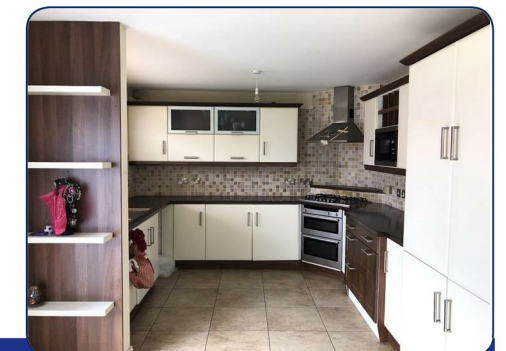
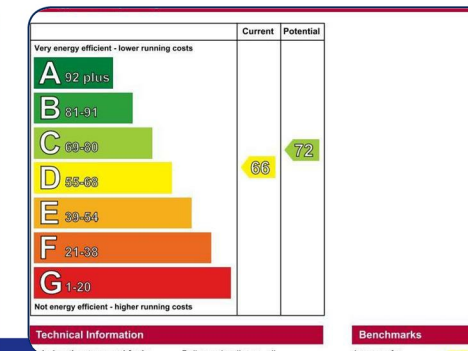
Agent:



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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.
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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.

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





ACCOMMODATION

HALLWAY

Having understairs storage, tiled floor. Toilet and whb off having fully tiled walls and tiled floor.

LOUNGE

16'1" x 12'7" (4.90m x 3.84m)

Having multi fuel 'Blacksmith' stove, ceiling cornicing and centre rose, American walnut semi solid wooden floor.

KITCHEN / DINING AREA

19'6" x 10'8" (5.94m x 3.25m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, gas hob and electric underoven, integrated fridge / freezer, dishwasher and microwave, plumbed for washing machine, stainless steel extractor hood, tiled floor, patio doors leading to rear lawn, ample dining space.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

14'7" x 10' (4.45m x 3.05m)

Having built in wardrobe.

BEDROOM 2

10'9" x 10'4" (3.28m x 3.15m)

Having built in wardrobe.

BEDROOM 3

9'4" x 8'9" (2.84m x 2.67m)

BATHROOM

Comprising bath, whb and wc, fully tiled walk in shower, 1/2 tiled walls, tiled floor.

EXTERIOR FEATURES

Lawns to front and rear.

Paved patio area to rear.

Tarmac driveway.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £981.64 (May 2019)



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