

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**

**Daniel Henry**  
ESTATE AGENTS

£90,000

**FOR SALE**



**4 Princes Terrace, Derry/Londonderry, BT48 7HA**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent: Daniel Henry (Cityside)**  
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www.danielhenry.co.uk

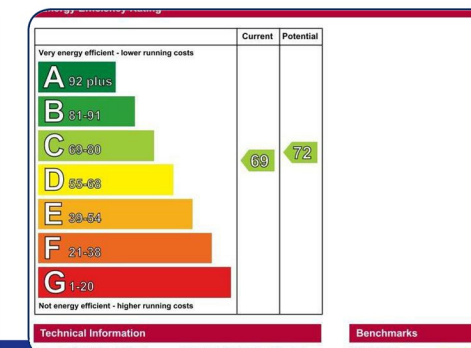
- MID TERRACE HOUSE
- GAS CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- EPC RATING C

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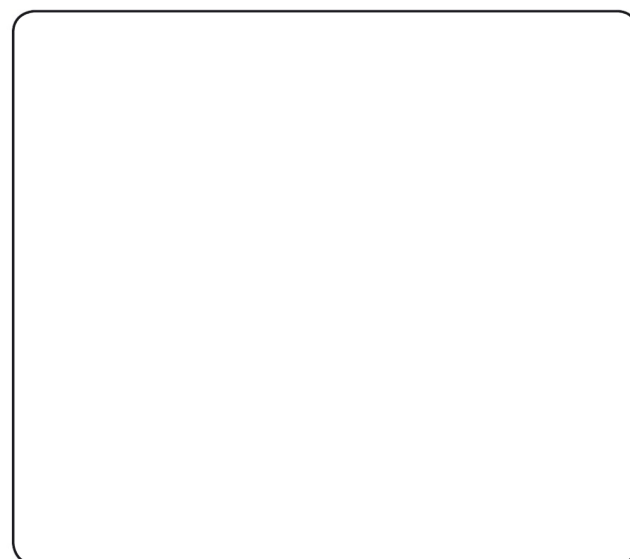
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**ACCOMMODATION**

**VESTIBULE POTCH**

**LOUNGE**

19'10" x 12'6" (6.05m x 3.81m)  
Having fireplace, understair storage.

**KITCHEN**

12'3" x 8'1" (3.73m x 2.46m)  
Having range of eye and low level units, tiling between units, 1 1/2 bowl sink unit, hob, oven, tiled floor.

**FIRST FLOOR**

Landing having storage cupboard, window.

**BEDROOM (1)**

13'9" x 9' (to widest points) (4.19m x 2.74m (to widest points))

**BEDROOM (2)**

10'2" x 7'7" (3.10m x 2.31m)  
Having built in wardrobe.

**BATHROOM**

Comprising of bath, WHB set in vanity unit, WC, tiled walk in shower, 1/2 height wood panelled walls.

**EXTERIOR FEATURES**

Concrete yard to rear.

**ESTIMATED ANNUAL RATES**

Estimated Annual Rates: £682.88 (June 2019)