

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

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DAVIS R J KERNOHAN
CERT CII (MP)
MORTGAGE BROKER





£100,000

FOR SALE



79 Academy Road, Derry/Londonderry, BT48 7LA

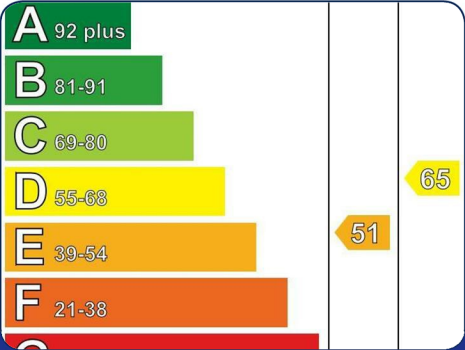
- END TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT PORCH)
- CARPETS & BLINDS INCLUDED IN SALE
- PANELLED INTERNAL DOORS (EXCEPT 1)
- EPC RATING E

VIEWING STRICTLY BY APPOINTMENT ONLY

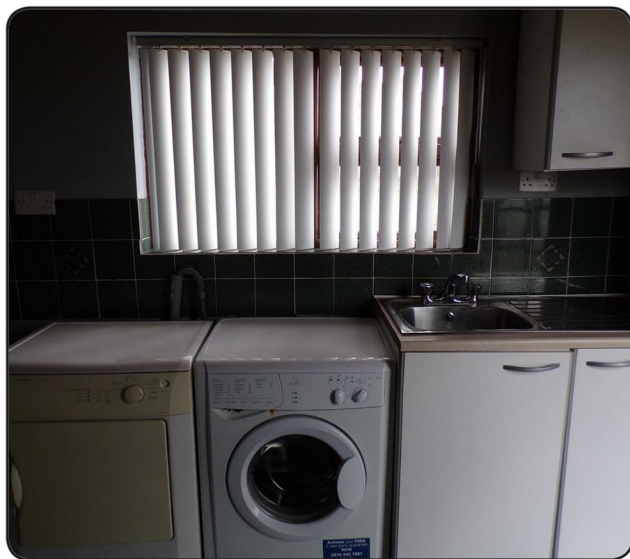
Agent:



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 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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ACCOMMODATION

VESTIBULE PORCH

Having tiled floor

LOUNGE

17'7" x 15'4" (to widest points) (5.36m x 4.67m (to widest points))

Having under stair storage, storage cupboard, laminated wooden floor.

KITCHEN/DINING

17'7" x 11'4" (5.36m x 3.45m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, space for fridge/freezer, integrated hob and underoven, extractor hood, spot lights, wooden ceiling beams, tiled floor.

UTILITY ROOM

13'4" x 5'11" (4.06m x 1.80m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for a washing machine, space for tumble dryer, tiled floor, door to shed.

SHOWER ROOM

Fully tiled walk in electric shower, WC, WHB with tiling around, wooden ceiling, tiled floor.

FIRST FLOOR

LANDING

Having hotpress

BEDROOM (1)

12'5" x 10'9" (3.78m x 3.28m)

Having built in wardrobe

BEDROOM (2)

10'9" x 9'5" (3.28m x 2.87m)

Having two built in wardrobes

BEDROOM (3)

9'4" x 6'5" (2.84m x 1.96m)

Having built in wardrobe

SHOWER ROOM

Fully tiled walk in electric shower, WHB vanity unit, WC, panelled walls

EXTERNAL FEATURES

Enclosed concrete area to front

Outside light & tap

Area to rear enclosed by fence

Concrete shed

ESTIMATED ANNUAL RATES:

ESTIMATED ANNUAL RATES: £682.88 APPROX

