

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£89,950

FOR SALE



3 Kavanagh Court, Derry/Londonderry, BT48 0PN

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

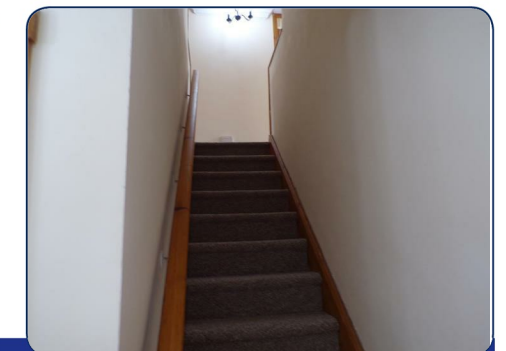
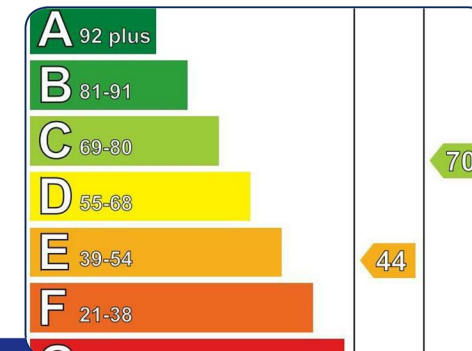
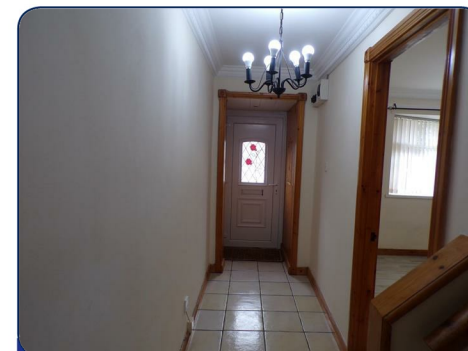


- MID TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- STAIR CARPET & BLINDS INCLUDED IN SALE
- EPC RATING E

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.

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





ACCOMMODATION

HALL

Having tiled floor

LOUNGE

13'5" x 11'7" (4.09m x 3.53m)

Having fireplace and ceiling coricing

KITCHEN

17'6" x 11'5" (5.33m x 3.48m)

Having eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, plumbed for a washing machine, hob, underoven, matching pelmet over window and matching extractor fan, ceiling beams, tiling between units, ample dining space, understair storage, tiled floor

REAR HALLWAY

Having shower off

FIRST FLOOR

LANDING

Having hotpress and storage cupboard

BEDROOM (1)

11'8" x 10'4" (3.56m x 3.15m)

Having built in wardrobe and laminated wooden floor

BEDROOM (2)

9'7" x 9'6" (2.92m x 2.90m)

Having wall to wall built in wardrobes with sliding mirror doors, laminated wooden floor.

BEDROOM (3)

8'7" x 7'1" (2.62m x 2.16m)

Having laminated wooden floor

BATHROOM

Comprising bath with shower fitting to taps, electric shower over bath, shower screen, WHB, WC, fully tiled walls and floor.

EXTERIOR FEATURES

Concrete yard to rear with access

Paved yard to front enclosed by wall and gate.

ESTIMATED ANNUAL RATES

ESTIMATED ANNUAL RATES: £706.42 APPROX



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