

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£80,000

FOR SALE



41 Sheskin Gardens, Derry/Londonderry, BT47 2HG

- MID TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- EPC RATING E

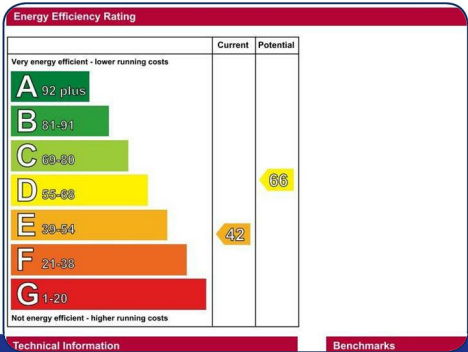
VIEWING STRICTLY BY APPOINTMENT ONLY

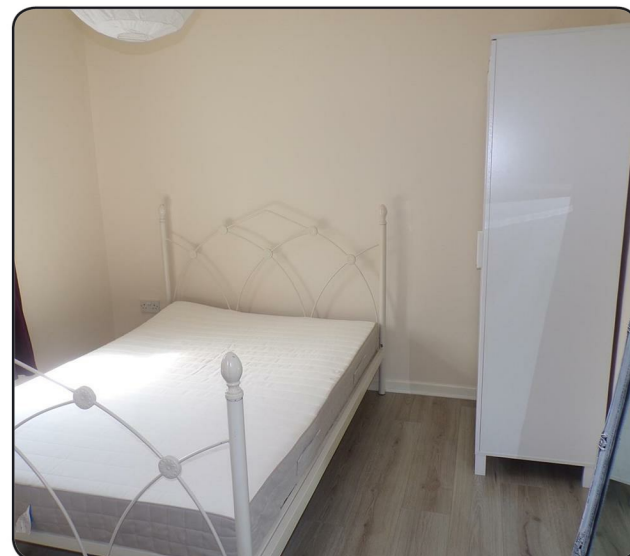
Agent:



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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.
 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.

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ACCOMMODATION

HALL

Having understairs storage, laminated wooden floor.

LOUNGE

18'10" x 9'6" (to widest points) (5.74m x 2.90m (to widest points))
Having attractive fireplace with electric inset, laminated wooden floor.

HALLWAY

Having laminated wooden floor, toilet and WHB off.

BEDROOM (3)

12' x 8'5" (3.66m x 2.57m)
Having laminated wooden floor.

KITCHEN

9'6" x 8' (to widest points) (2.90m x 2.44m (to widest points))
Having of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, hon and underoven, plumbed for washing machine, space for fridge/freezer, laminated wooden floor.

FIRST FLOOR

BEDROOM (1)

13'3" x 8'11" (to widest points) (4.04m x 2.72m (to widest points))
Having built in wardrobe, hotpress, laminated wooden floor.

BEDROOM (2)

9'11" x 9'9" (to widest points) (3.02m x 2.97m (to widest points))
Having laminated wooden floor.

SHOWER ROOM

Comprising of tiled electric shower, WHB, WC, part wall tiling.

EXTERIOR FEATURES

Yard to front.
Yard to rear with access.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £635.78. (Aug 2019)

