

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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.
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 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.

Daniel
Henry
ESTATE AGENTS

£120,000

FOR SALE

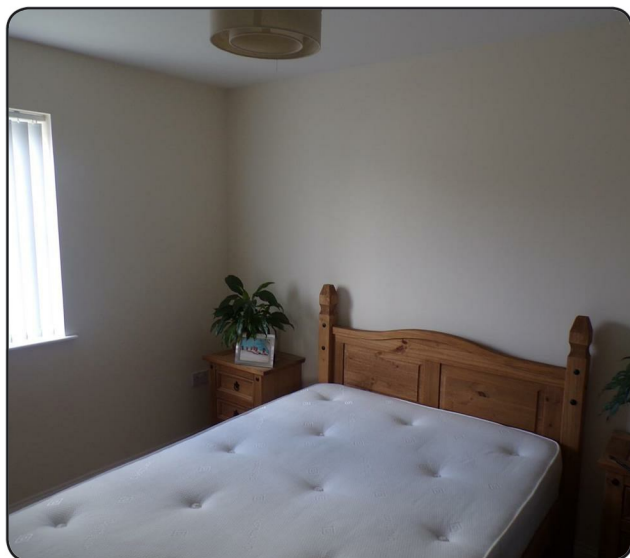


217 Gortin Meadows, Derry/Londonderry, BT47 2UA

- SEMI DETACHED HOUSE
- GAS HEATING
- PVC DOUBLE GLAZED WINDOWS AND DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- PANELLED INTERNAL DOORS
- EPC RATING - C



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ACCOMMODATION

HALLWAY

With tiled floor.

DOWNSTAIRS WHB & WC

WHB with tiling around, WC, having tiled floor.

LOUNGE

16'9" x 10'7" (5.11m x 3.23m)

Having attractive fireplace.

KITCHEN/DINING

18'3" x 8'10" (5.56m x 2.69m)

Having range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated washing machine, integrated hob and underoven, stainless steel extractor hood, tiled floor, patio doors.

FIRST FLOOR

Landing with storage.

BEDROOM (1)

11'1" x 10'6" (3.38m x 3.20m)

ENSUITE

Comprising of fully tiled electric shower, WHB with tiling around, WC, tiled floor, extractor fan.

BEDROOM (2)

11'6" x 11'1" (3.51m x 3.38m)

BEDROOM (3)

8'10" x 7'10" (2.69m x 2.39m)

BATHROOM

Comprising of bath with shower attachment to taps tiling around, WHB with tiling around, WC, tiled floor, extractor fan.

EXTERIOR FEATURES

Neat lawn to front.

Garden to rear enclosed by fence.

Tarmac driveway.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £753.52 (Sept 2019)

ESTATE AGENTS ACT

The vendor of this property is a relative of an estate agent within the meaning of the Estate Agents Act and a declaration is hereby made in accordance Section 21 of the Act.