

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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  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

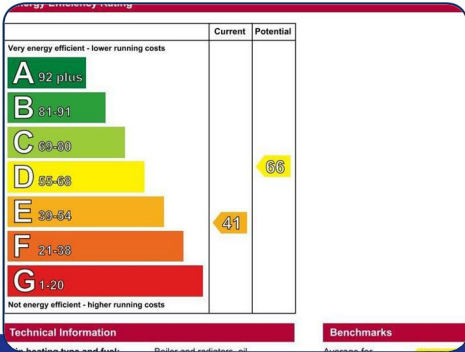
£85,000

FOR SALE



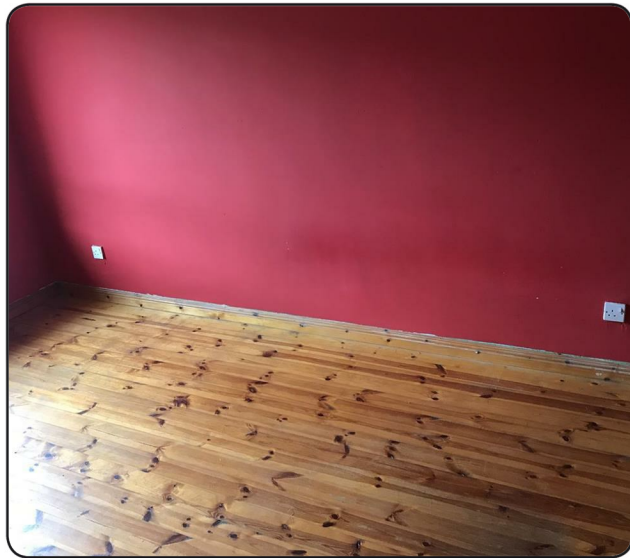
88 Strabane Old Road, Derry/Londonderry, BT47 2EG

- MID TERRACE HOUSE
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- EXCELLENT VIEWS OVER RIVER AND CITY
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## ACCOMMODATION

### VESITBULE PORCH

Having tiled floor.

### HALL

Having wooden floor.

### DOWNSTAIRS WHB & WC

Having fully tiled walls and floor.

### LOUNGE

15'10" x 11'3" (4.83m x 3.43m)

Having fireplace, ceiling cornicing, wooden floor.

### KITCHEN

18' x 9'4" (5.49m x 2.84m)

Having eye and low level units, tiling between units, glazed display cupboards, 1 1/2 bowl stainless steel sink unit with mixer taps, wired for cooker, plumbed for washing machine and dishwasher, tiled floor, ample dining space.

### REAR PORCH

### FIRST FLOOR

Landing having hotpress, wooden floor.

### BEDROOM (1)

11'9" x 9'7" (3.58m x 2.92m)

Having built in wardrobe, wooden floor.

### BEDROOM (2)

13'4" x 8'10" (4.06m x 2.69m)

Having wooden floor.

### BEDROOM (3)

10'3" x 6'8" (3.12m x 2.03m)

Having wooden floor.

### BEDROOM (4)

9'11" x 6'8" (3.02m x 2.03m)

Having wooden floor.

### BATHROOM

Comprising of bath with electric shower over, WHB, WC, wooden ceiling, fully tiled walls and floor.

### EXTERIOR FEATURES

Lawn to front bordered by wall and gate.

Yard to rear.

### ESTIMATED ANNUAL RATES

Estimated Annual Rates: £777.06 (Oct 2019)