

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Cityside)**  
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[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)

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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.
  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.

**Daniel**  
**Henry**  
ESTATE AGENTS

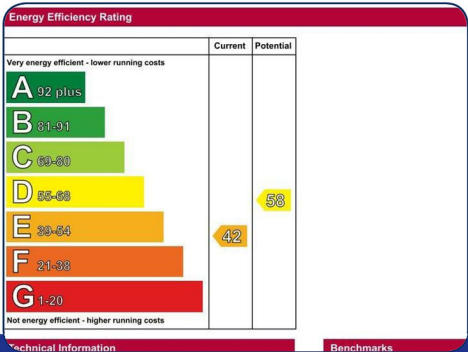
£105,000

FOR SALE



5 Eastway Gardens, Derry/Londonderry, BT48 9QB

- END TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT PORCH)
- PVC BACK DOOR
- BLINDS INCLUDED IN SALE
- CLOSE TO SHOPS, SCHOOLS AND CHURCHES ETC
- EPC RATING E



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FREE

Mortgage Advice

Have a no obligation chat with

DAVIS R J KERNOHAN

CERT CII (MP)

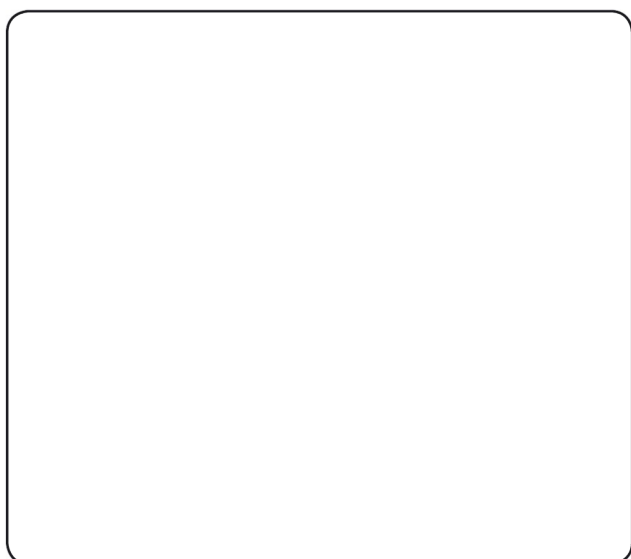
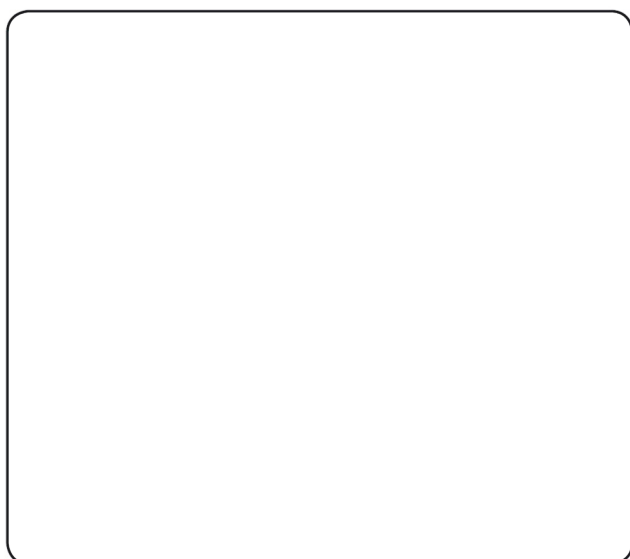
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**ACCOMMODATION**

**VESTIBULE PORCH**

Having tiled floor.

**HALL**

Having tiled floor.

**LOUNGE**

15'1" x 13'3" (into bay) (4.60m x 4.04m (into bay))  
Having fireplace, ceiling cornicing, laminated wooden floor.

**DINING ROOM**

9'11" x 9'8" (3.02m x 2.95m)  
Having laminated wooden floor.

**KITCHEN**

9'8" x 8'3" (2.95m x 2.51m)  
Having eye and low level units, tiling between units, glazed display cupboards, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, plumbed for washing machine, tiled floor.

**REAR PORCH**

Having storage cupboards, tiled floor.

**FIRST FLOOR**

Landing having storage cupboard.

**BEDROOM (1)**

12'2" x 11'11" (3.71m x 3.63m)  
Having hotpress.

**BEDROOM (2)**

9'11" x 9'8" (3.02m x 2.95m)

**BEDROOM (3)**

9' x 8'3" (2.74m x 2.51m)

**WET ROOM**

Comprising of electric shower, WHB, fully tiled walls.

**SEPARATE WC**

Having 1/2 tiled walls, tiled floor.

**EXTERIOR FEATURES**

Neat lawn to front bordered by hedge.  
Lawn to rear.  
Garden shed.

**ESTIMATED ANNUAL RATES**

Estimated Annual Rates: £941.90 (Nov 2019)