

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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 5. Any areas, measurements or distances referred to herein are approximate only.
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 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

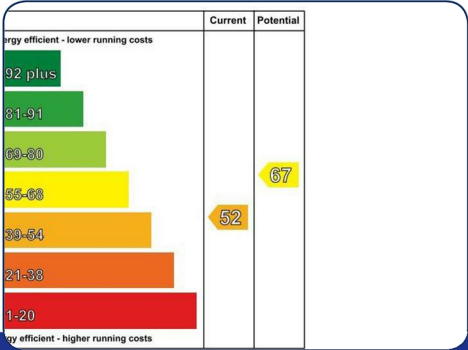
£75,000

FOR SALE

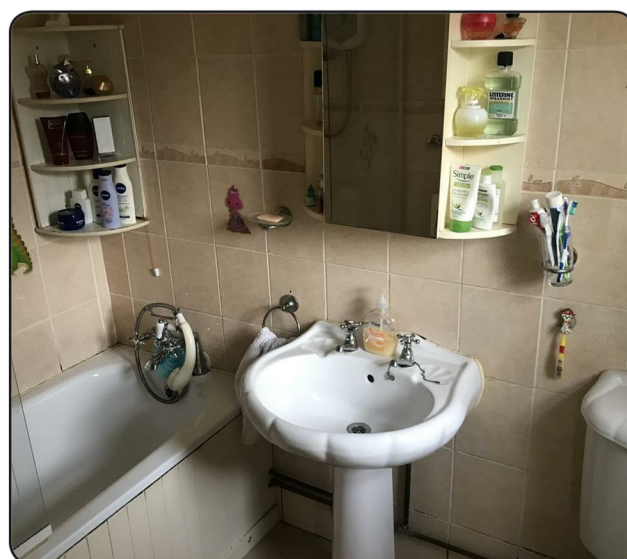
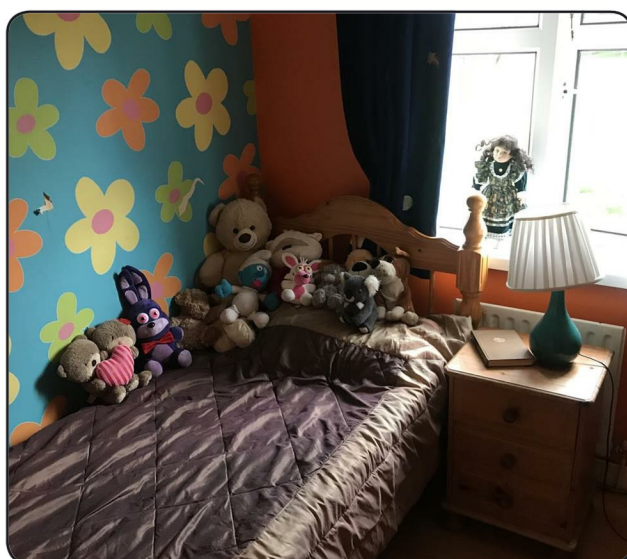
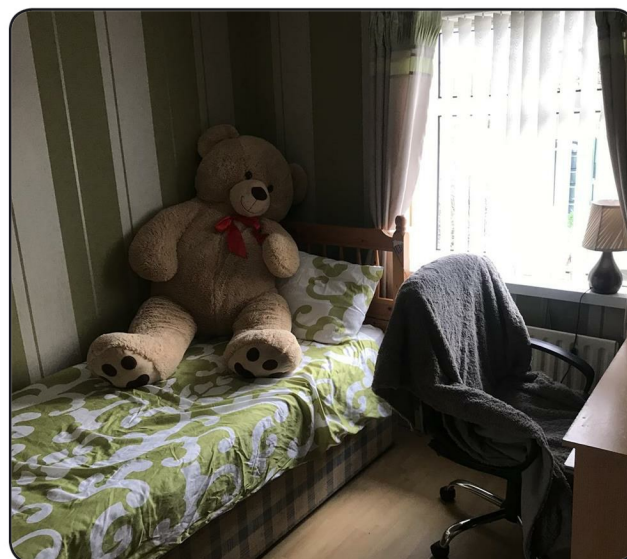


42 Anderson Crescent, Derry/Londonderry, BT47 2BY

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



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ACCOMMODATION

HALL

Having tiled floor, glazed door to Lounge.

LOUNGE

13'8" x 11'9" (to widest points) (4.17m x 3.58m (to widest points))

Having fireplace, understairs storage, laminated wooden floor.

KITCHEN

14' x 11'6" (to widest points) (4.27m x 3.51m (to widest points))

Having eye and low level units, tiling between units, 1 1/2 bowl sink unit with mixer taps, wired for cooker, space for fridge/freezer, plumbed for washing machine, space for tumble dryer, tiled floor, dining space.

REAR HALLWAY

Having tiled floor.

BATHROOM

Comprising of bath, electric shower over bath, shower screen, WHB, WC, fully tiled walls and floor.

FIRST FLOOR

BEDROOM (1)

12'2" x 9'3" (3.71m x 2.82m)

Having built in wardrobe with sliding mirror doors, built in cupboard, hotpress, laminated wooden floor.

BEDROOM (2)

10'2" x 8'2" (3.10m x 2.49m)

Having laminated wooden floor.

BEDROOM (3)

8'5" x 7' (2.57m x 2.13m)

Having laminated wooden floor.

EXTERIOR FEATURES

Lawns to front and back.

ESTIMATED ANNUAL RATES


Estimated Annual Rates: £470.95 (Dec 2019)

FREE

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