

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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VIEWING STRICTLY BY APPOINTMENT ONLY

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www.danielhenry.co.uk
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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

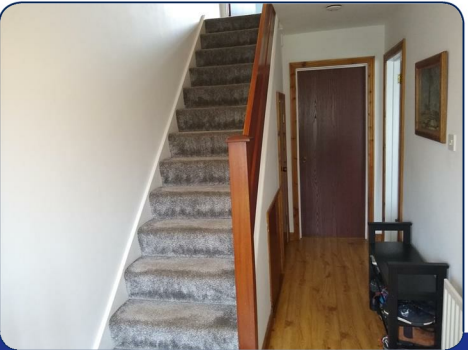
£147,500

FOR SALE

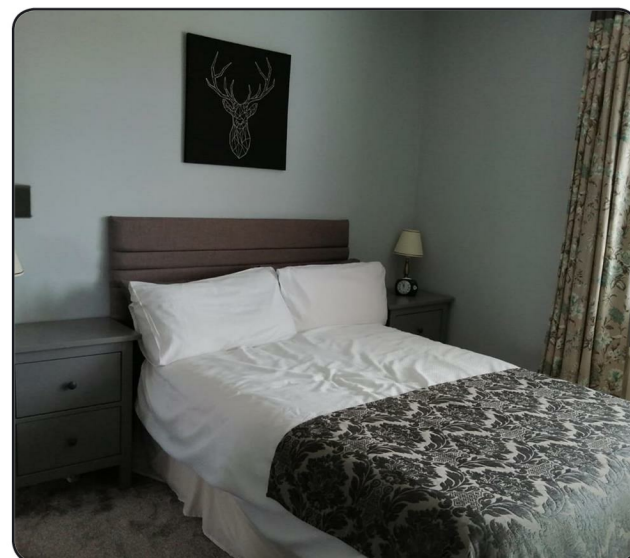


146 Pelham Road, Derry/Londonderry, BT47 6FT

- SEMI-DETACHED CHALET BUNGALOW
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT, BACK & FRENCH DOORS
- OIL FIRED & SOLID FUEL CENTRAL HEATING
- TARMAC DRIVEWAY
- CARPETS & BLINDS INCLUDED IN SALE
- GARAGE
- CUL DE SAC LOCATION
- EPC RATING E



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ACCOMMODATION

HALLWAY

Having laminated wooden floor, understair storage

LOUNGE

18'1 (into bay) x 12'4" (5.51m (into bay) x 3.76m)

Having magnificent fireplace with granite inset and hearth

KITCHEN/DINING

19' x 10'7" (5.79m x 3.23m)

Having range of eye and low level units with granite worktop and splash back, 'Belfast' sink, stainless steel extractor hood, space for fridge/freezer, Archway to dining area. Patio doors to rear.

FIRST FLOOR

LANDING

Having hotpress

BEDROOM (1)

11'7" x 10'9" (3.53m x 3.28m)

BEDROOM (2)

13'9" x 8'8" (4.2 x 2.65)

BEDROOM (3)

10'4" x 10' (to widest points) (3.15m x 3.05m (to widest points))

SHOWER ROOM

Comprising fully tiled walk in electric shower, WHB set into vanity unit, WC.

EXTERIOR FEATURES

Neat lawn to front

Neat lawn to rear with flower and shrub border

Enclosed to rear by fence and gate

Garage

GARAGE

18'11" x 10'2" (5.77m x 3.10m)

Having roller door

Light and power points

Side window and door

UTILITY STORE

Utility store to rear

Plumbed for washing machine

Space for dryer

ESTIMATED ANNUAL RATES

ESTIMATED ANNUAL RATES: £910.39 APPROX (9/7/20)

