

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

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www.propertypal.com

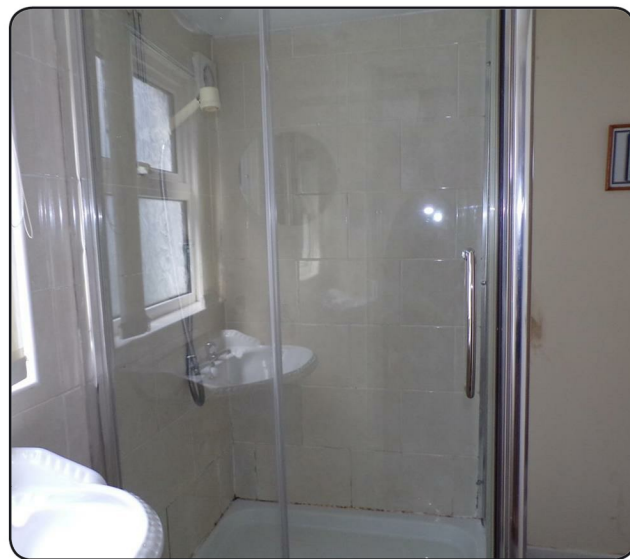
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 7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
 8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

£82,500

21 Argyle Street, Derry/Londonderry, BT48 7JF

- MID TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- IDEAL INVESTMENT OPPORTUNITY
- CERTIFICATE OF MULTIPLE OCCUPANCY EPC RATING F
- EPC RATING F

Score	Energy rating	Current	Potential
+10	A		
-10	B		
-20	C		
-30	D		
-40	E	43 E	54
-50	F		
-60	G		



ACCOMMODATION

VESTIBULE PORCH

Having laminated wooden floor.

HALL

Having laminated wooden floor.

FAMILY ROOM/DINING

10'5" x 9'11" (3.18m x 3.02m)

Having fireplace, laminated wooden floor.

LOUNGE

11'4" x 11'2" (3.45m x 3.40m)

Having laminated wooden floor.

KITCHEN

10' x 6'8" (3.05m x 2.03m)

Having range of eye and low level units, glazed display cupboards, single drainer stainless steel sink unit with mixer taps, wired for cooker, plumbed for washing machine, space for fridge/freezer.

SHOWER ROOM

Comprising of fully tiled walk in shower, WHB, WC.

FIRST FLOOR

Landing having storage cupboard.

BEDROOM (1)

14'3" x 9'11" (4.34m x 3.02m)

BEDROOM (2)

11'1" x 8' (3.38m x 2.44m)

BEDROOM (3)

14'6" x 7'4" (4.42m x 2.24m)

EXTERIOR FEATURES

Concrete yard to rear.

Access to mews.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £730.40 (Sept 2020)



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no obligation
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