

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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[www.danielhenry.co.uk](http://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

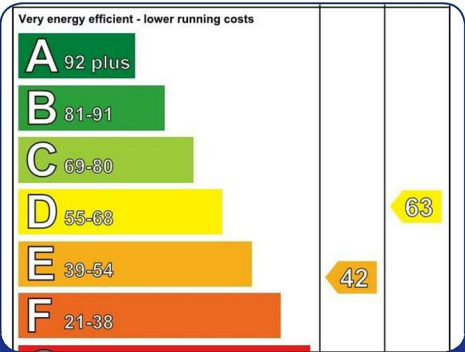
£92,500

FOR SALE



145 Lone Moor Road, Derry/Londonderry, BT48 9LA

- MID TERRACE HOUSE
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS (except attic window)
- BLINDS INCLUDED IN SALE
- CLOSE TO ALL AMENITIES
- EPC RATING E



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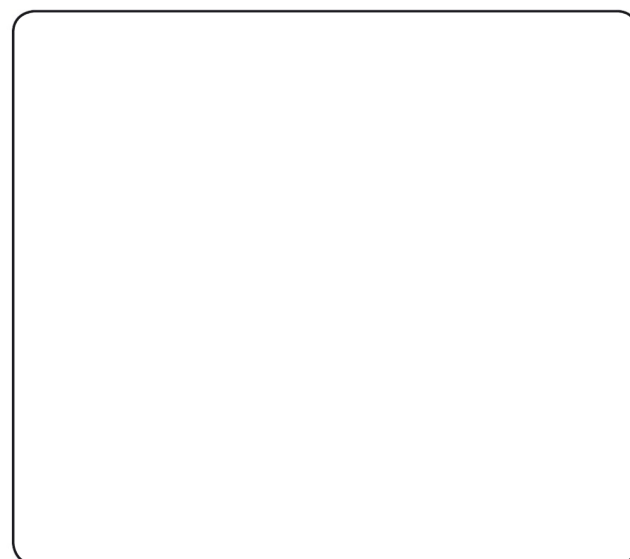
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## ACCOMMODATION

### VESTIBULE PORCH

Having tiled floor.

### HALLWAY

Open plan to Lounge.

### LOUNGE

20'3" x 10'7" (6.17m x 3.23m)

Having fireplace.

### KITCHEN

12'11" x 12'3" (3.94m x 3.73m)

Having eye and low level units, double drainer stainless steel sink unit with mixer taps, wired for cooker, dining space, tiled floor.

### REAR HALLWAY

Plumbed for washing machine, tiled floor.

### BATHROOM

Comprising bath with telephone hand shower attachment to taps, whb and wc, walk in electric shower, tiled walls and floor.

## FIRST FLOOR

### BEDROOM 1

13'4" x 9'6" (4.06m x 2.90m)

Having laminated wooden floor.

### BEDROOM 2

11'2" x 7' (3.40m x 2.13m)

Having laminated wooden floor.

Door to dressing room / nursery 11'5" x 7'2"

### BEDROOM 3

9'11" x 7'11" (3.02m x 2.41m)

## EXTERIOR FEATURES

Concrete yard to rear with access to mews.

## ESTIMATED ANNUAL RATES

Estimated Annual Rates: £814.55 (Oct 2020)