

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£97,500

**FOR SALE**



**10 Epworth Street, Derry, BT48 0HD**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent:**

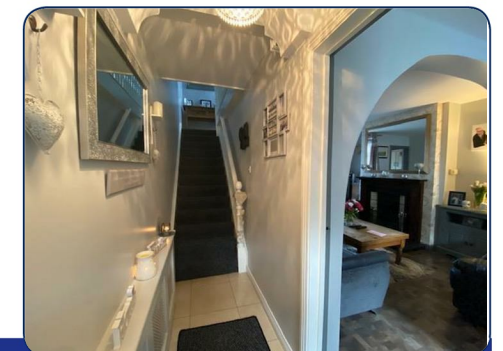
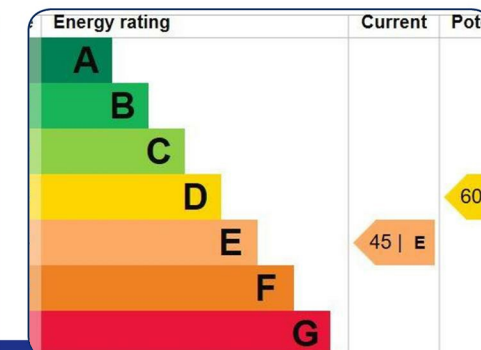
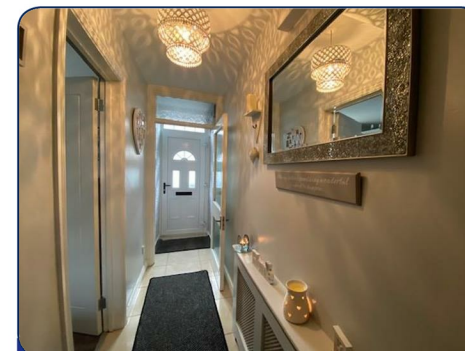


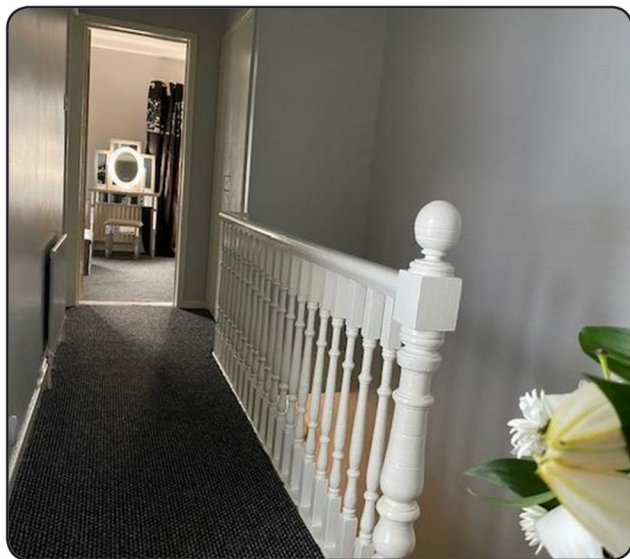
- MID TERRACE HOUSE
- OIL FIRED AND SOLID FUEL CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT AND BACK DOOR
- CARPETS AND BLINDS INCLUDED IN SALE
- EPC- E

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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.

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## ACCOMMODATION

### VESTIBULE

Having tiled floor

### HALLWAY

Having tiled floor

### LOUNGE/DINING

21'9" x 11'4" (6.63m x 3.45m)

Having attractive fireplace with cast iron and tiled inset, ample dining space

### KITCHEN

10'9" x 6'10" (3.28m x 2.08m)

Having range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, wired for electric cooker, space for fridge freezer, tiling between units, tiled floor, understair storage

### REAR PORCH

Having tiled floor, plumbed for washing machine, space for tumble dryer

### BATHROOM

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

### FIRST FLOOR

#### LANDING

Having hot press

#### BEDROOM (1)

15'1" x 10'3" (4.60m x 3.12m)

#### BEDROOM (2)

11'3" x 8'8" (3.43m x 2.64m)

#### BEDROOM (3)

11' x 6'8" (3.35m x 2.03m)

### EXTERIOR FEATURES

Concrete yard to rear

Enclosed by wall and gate

### ESTIMATED ANNUAL RATES

Estimated Annual Rates: £814.55 (Feb 2021)

