

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



FREE

Mortgage Advice

Have a
no obligation
chat with

DAVIS R J KERNOHAN
CERT CII (MP)
MORTGAGE BROKER



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Waterside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk

**Daniel
Henry**
ESTATE AGENTS

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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.

www.danielhenry.co.uk
www.propertypal.com

**Daniel
Henry**
ESTATE AGENTS

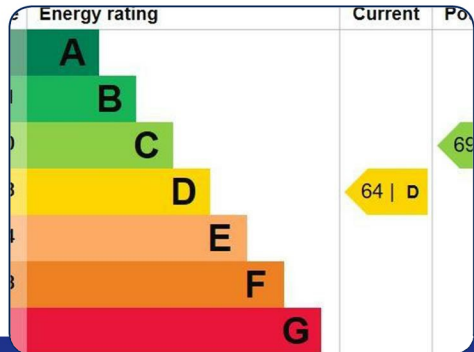
£135,000

FOR SALE

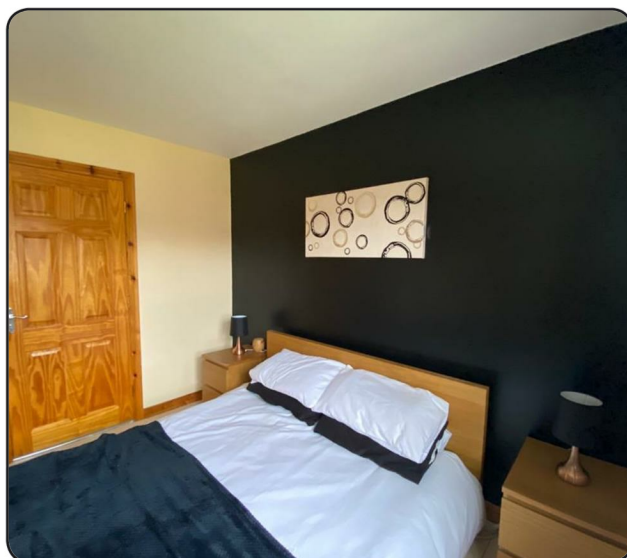
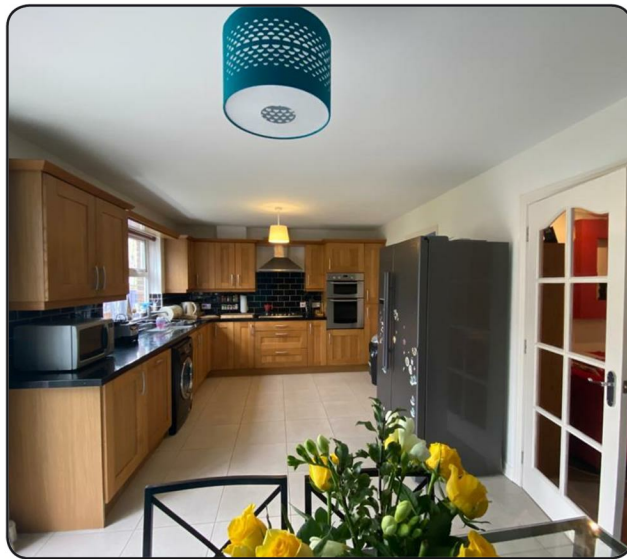


70 Ivy Mead, Derry/Londonderry, BT47 3WW

- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC PATIO DOORS
- CARPETS INCLUDED IN SALE
- EPC RATING - D



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539



ACCOMMODATION

HALL

Having understairs storage, recessed lighting, laminated wooden floor.

GUEST TOILET & WHB

Having tiled floor.

LOUNGE

16'7" x 11'7" (5.05m x 3.53m)

Having fireplace, recessed lighting, laminated wooden floor, double doors to Kitchen/Dining.

KITCHEN/DINING

19'9" x 11'2" (6.02m x 3.40m)

Having range of eye and low level units, tiling between units, stainless steel sink set in granite worktop, 5 ring gas hob, double oven, stainless steel extractor hood, plumbed for dishwasher and washing machine, tiled floor, ample dining space with patio doors to rear lawn.

FIRST FLOOR

Landing having hotpress.

MASTER BEDROOM

11'3" x 10'7" (3.43m x 3.23m)

Having wardrobes, wooden floor.

ENSUITE

Comprising walk in shower with PVC cladding to walls, whb and wc, remaining walls half tiled, tiled floor.

BEDROOM (2)

12'9" x 10'0" (3.91m x 3.07m)

Having laminated wooden floor.

BEDROOM (3)

11'5" x 9'3" (to widest points) (3.48m x 2.82m (to widest points))

Having wooden floor.

BATHROOM

Comprising fully tiled walk in electric shower, corner bath with shower fitted to taps, WHB, WC, tiled floor.

EXTERIOR FEATURES

Lawn to front.

Tarmac driveway.

Lawn to rear bordered by fence and enclosed by gate.

Paved patio area to rear.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £910.38 (Mar 2021)

