

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£110,000

**FOR SALE**



**7 Montgomery Close, L'Derry, BT47 5NW**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

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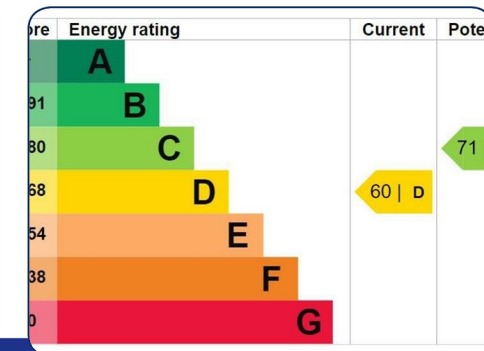
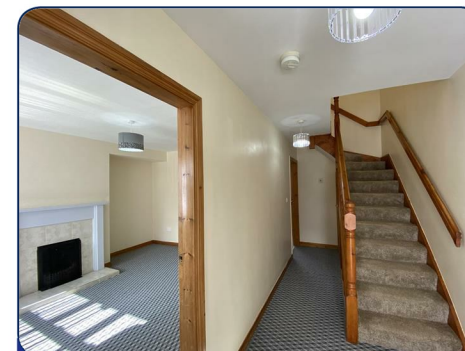
- END TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC BACK DOOR
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING - D



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5. Any areas, measurements or distances referred to herein are approximate only.
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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.

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## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### HALLWAY

Having understairs storage.

#### LOUNGE

14' x 11'4" (4.27m x 3.45m)

Having attractive fireplace, double doors leading to Kitchen.

#### KITCHEN / DINING AREA

12' x 11'3" (3.66m x 3.43m)

Having range of eye and low level units, tiling between units, matching window pelmet and extractor canopy, glazed display cupboards, 1 1/2 bowl stainless steel sink unit with mixer taps, hob and underoven, tiled floor.

#### UTILITY ROOM

8' x 5' (2.44m x 1.52m)

Having low level units, sink unit, plumbed for washing machine, space for tumble dryer, tiled floor.

### FIRST FLOOR

#### LANDING

Having hotpress.

#### MASTER BEDROOM

11'5" x 9'9" (3.48m x 2.97m)

#### EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc, tiled floor.

#### BEDROOM 2

10'9" x 9'1" wp (3.28m x 2.77m wp)

#### BEDROOM 3

8'6" x 8'1" wp (2.59m x 2.46m wp)

#### BATHROOM

Comprising bath with shower attachment to taps and tiling around, whb and wc, tiled floor.

### EXTERIOR FEATURES

Lawn to front enclosed by fence and gate.

Yard to rear enclosed by fence and gate.

### ESTIMATED ANNUAL RATES

£790.60 (APRIL 2021)

