

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£89,950

FOR SALE



4 Glenview Avenue, Derry, BT48 0DX

VIEWING STRICTLY BY APPOINTMENT ONLY

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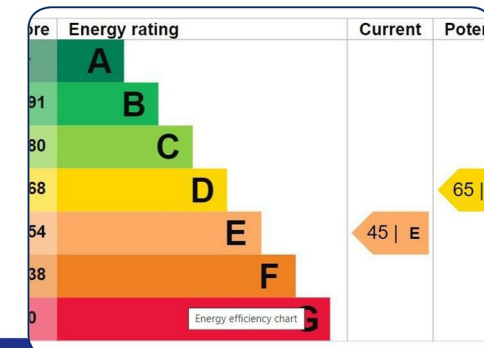
- MID TERRACE HOUSE
- 2 BEDROOMS / 2 RECEPTIONS
- GAS FIRED CENTRAL HEATING
- PVC FRONT DOOR
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING - E

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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.
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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 tiled floor.

SITTING ROOM

10'5" x 10'2" (3.18m x 3.10m)

FAMILY ROOM

12'5" x 10'7" (3.78m x 3.23m)

Having fireplace.

KITCHEN

13'10" x 7'5" (4.22m x 2.26m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit, wired for cooker, space for fridge / freezer, plumbed for washing machine, tiled floor.

REAR HALLWAY

Having tiled floor.

TOILET & WHB

Having tiled floor.

SEPARATE SHOWER

Having walk in shower, fully tiled walls and floor.

FIRST FLOOR

BEDROOM 1

12'9" x 10'3" wp (3.89m x 3.12m wp)

Having laminated wooden floor.

BEDROOM 2

10'6" x 9'5" (3.20m x 2.87m)

EXTERIOR FEATURES

Yard to rear with access to mews.

ESTIMATED ANNUAL RATES

£766.64 (MAY 2021)

