

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£78,000



FOR SALE

9 Grafton Street, Derry, BT48 0ER

VIEWING STRICTLY BY APPOINTMENT ONLY

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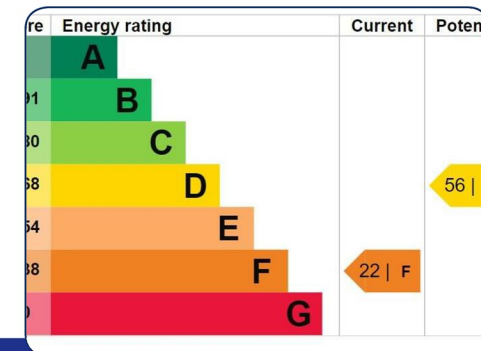
- MID TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC BACK DOOR
- YARD TO REAR
- CASH BUYERS ONLY
- EPC RATING - F



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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.
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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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THE PROPERTY COMPRISES:

ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having laminated wooden floor.

LOUNGE

24'1" x 12'3" (7.34m x 3.73m)

Having multi fuel stove, laminated wooden floor and door leading to yard.

KITCHEN

11'5" x 7'9" (3.48m x 2.36m)

Having low level units, sink unit, hob and underoven, stainless steel extractor hood, space for fridge / freezer, plumbed for washing machine and dishwasher, tiled floor.

DINING AREA

12'10" x 6'4" (3.91m x 1.93m)

Having laminated wooden floor.

FIRST FLOOR

BEDROOM 1

15'2" x 10' (4.62m x 3.05m)

Having wooden floor.

BEDROOM 2

10'6" x 9'4" (3.20m x 2.84m)

Having wooden floor.

BATHROOM

Comprising bath with shower fitting to taps and tiling around, whb and wc, 1/2 tiled walls, wooden floor.

EXTERIOR FEATURES

Yard to rear leading to garden.

Access to mews lane.

ESTIMATED ANNUAL RATES

£798.35 (JUNE 2021)

