

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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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 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.

Daniel
Henry
ESTATE AGENTS

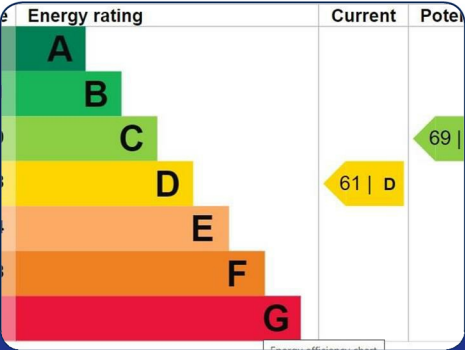
£165,000

FOR SALE

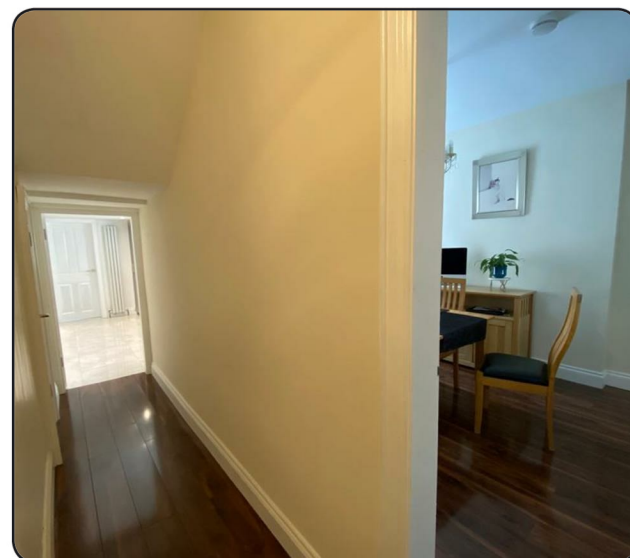
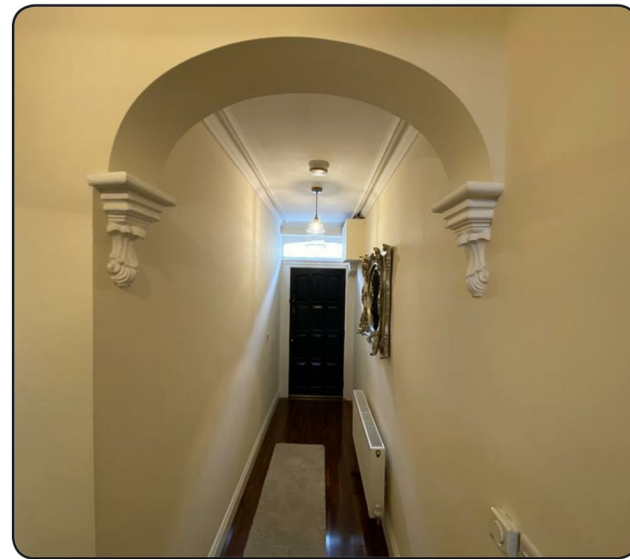
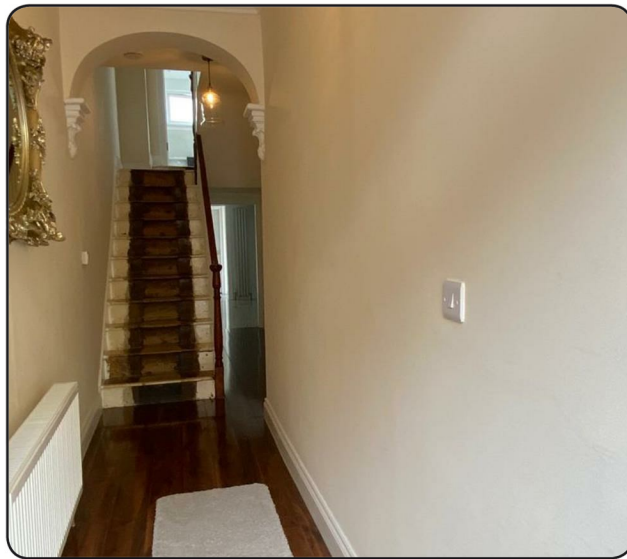


22 Abercorn Road, Derry, BT48 6SA

- MID TERRACE TOWNHOUSE
- 4 BEDROOMS
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC BACK DOOR
- BLINDS INCLUDED IN SALE
- CONCRETE YARD TO REAR
- EXCELLENT CONDITION THROUGHOUT



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ACCOMMODATION

HALLWAY

Having understairs storage, ceiling cornicing and laminated wooden floor.

LOUNGE / DINING

25'6" x 11'11" (7.77m x 3.63m)

Having magnificent marble fireplace with brick inset, granite hearth, multi fuel stove, ceiling cornicing to living area.

KITCHEN

12'10" x 9'4" (3.91m x 2.84m)

Having range of eye and low level units, stainless steel sink unit set in Quartz worktop, matching splashback, integrated dishwasher, space for American style fridge / freezer, recessed ceiling lighting, tiled floor.

REAR HALLWAY

Plumbed for washing machine, space for tumble dryer.

WET ROOM

Comprising fully tiled shower, whb and wc, tiled floor.

FIRST FLOOR

BEDROOM 1

16'3" x 11'10" (4.95m x 3.61m)

Having laminated wooden floor.

BEDROOM 2

12'9" x 9'10" (3.89m x 3.00m)

Having laminated wooden floor.

BATHROOM

Comprising claw foot bath with tiling around, whb and wc, walk in power shower, radiator.

SECOND FLOOR

BEDROOM 3

16'2" x 12' (4.93m x 3.66m)

Having feature brick wall, laminated wooden floor.

BEDROOM 4

13'2" x 9'11" (4.01m x 3.02m)

Having laminated wooden floor.

EXTERIOR FEATURES

Concrete yard to rear with access to side.

ESTIMATED ANNUAL RATES

£1209.63 (JUNE 2021)

