

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£70,000



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

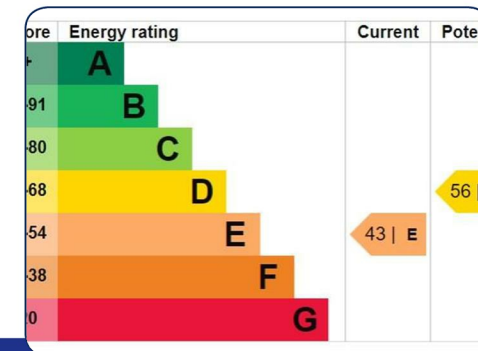


55 Benvarden Avenue, Derry, BT47 2AS

- MID TERRACE HOUSE
- 2 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- EPC RATING - F
- SOLD AS SEEN

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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.



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THE PROPERTY COMPRISES:

ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having laminated wooden floor.

LOUNGE

12'10" x 10'6" wp (3.91m x 3.20m wp)
Having fireplace and laminated wooden floor.

KITCHEN / DINING AREA

14' 1" x 13'8" (4.27m x 4.17m)
Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, space for cooker and fridge / freezer, plumbed for washing machine, understairs storage.

REAR HALLWAY

GUEST TOILET & WHB

Having whb with tiling around, wc.

FIRST FLOOR

LANDING

Having hotpress and storage cupboard.

BEDROOM 1

10'11" x 10'8" wp (3.33m x 3.25m wp)
Having built in wardrobe.

BEDROOM 2

10'6" x 10'3" (3.20m x 3.12m)
Having built in wardrobe.

BATHROOM

Comprising bath with tiling around, whb with tiling around, wc.

EXTERIOR FEATURES

Yard to rear with access to mews.

ESTIMATED ANNUAL RATES

£629.01 (JULY 2021)

