

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£180,000

FOR SALE



50 Great James Street, Derry, BT48 7DB

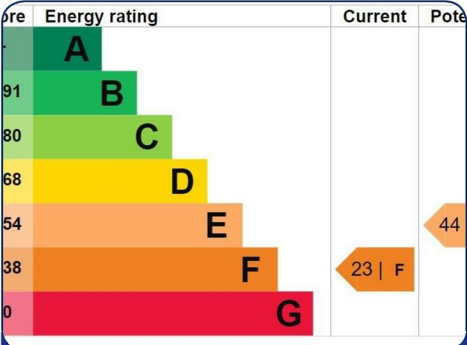
- END TERRACE 3 STOREY TOWNHOUSE
- 4 BEDROOMS / 1 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- CONVENIENT TO CITY CENTRE
- EPC RATING - F

VIEWING STRICTLY BY APPOINTMENT ONLY

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- Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:
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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:

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having laminated wooden floor.

LOUNGE

12'3" x 11'3" (3.73m x 3.43m)

Having fireplace, ceiling cornicing and centre rose, laminated wooden floor.

KITCHEN / DINING / FAMILY AREA

25' x 16'10" wp (7.62m x 5.13m wp)

Having range of eye and low level units, tiling between units, matching pelmet over window, extractor canopy, 1 1/2 bowl stainless steel sink unit with mixer taps, space for fridge / freezer, tiled floor to Kitchen area.

Family area having laminated wooden floor.

REAR PORCH

Plumbed for washing machine.

FIRST FLOOR

BEDROOM/Sitting Room

16' x 11'5" (4.88m x 3.48m)

Having fireplace, ceiling cornicing and centre rose, laminated wooden floor.

BEDROOM 2

9'11" x 9'8" (3.02m x 2.95m)

Having laminated wooden floor.

SHOWER ROOM

Comprising fully tiled walk in shower, whb and wc, 1/2 height wooden panelled walls.

SECOND FLOOR

BEDROOM 3

16'6" x 10'11" (5.03m x 3.33m)

Having laminated wooden floor.

BEDROOM 4

10'2" x 9'11" (3.10m x 3.02m)

Having laminated wooden floor.

SHOWER ROOM

Comprising fully tiled walk in electric shower, whb and wc, 1/2 height wooden panelled walls.

STAIRCASE LEADING TO ATTIC STORAGE

EXTERIOR FEATURES

Concrete yard to rear with access.

ESTIMATED ANNUAL RATES

£1306.40 (AUG 2021)

