

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£145,000

FOR SALE



75 Glenvale Park, Derry, BT48 0GB

- END TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PAVED YARD WITH ACCESS
- EPC RATING-

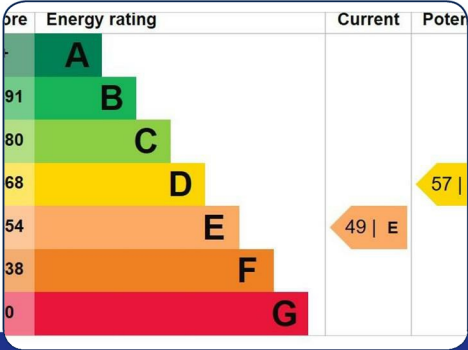
VIEWING STRICTLY BY APPOINTMENT ONLY

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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.
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.
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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

HALLWAY

Having tiled floor.

LOUNGE

17'10" x 11'11" (5.44m x 3.63m)
Having attractive fireplace, semi-solid wooden floor.

KITCHEN / DINING AREA

17'9" x 11'10" (5.41m x 3.61m)
Having range of eye and low level units, stainless steel sink unit with mixer taps set in granite worktop, gas hob, underoven, stainless steel extractor hood, plumbed for washing machine, understairs storage, ample dining space, tiled floor, sliding patio doors leading to yard.

FIRST FLOOR

LANDING

Having hotpress and laminated wooden floor.

BEDROOM 1

13'6" x 9'4" (4.11m x 2.84m)
Having built in wardrobes and shelves, laminated wooden floor.

BEDROOM 2

13'1" x 9'4" (3.99m x 2.84m)
Having built in wardrobes, shelves and drawers, laminated wooden floor.

BEDROOM 3

8'1" x 8' (2.46m x 2.44m)
Having laminated wooden floor.

BATHROOM

Comprising bath with shower fitting to taps, walk in electric shower with PVC cladding to walls, whb and wc, recessed lighting, tiled walls and floor.

EXTERIOR FEATURES

Paved yard to rear with access.

ESTIMATED ANNUAL RATES

£1209.63 (AUG 2021)

