

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£130,000

**FOR SALE**



**79 The Old Fort, Derry, BT47 6SU**

- DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- BLINDS INCLUDED IN SALE
- EPC RATING - C

**VIEWING STRICTLY BY APPOINTMENT ONLY**

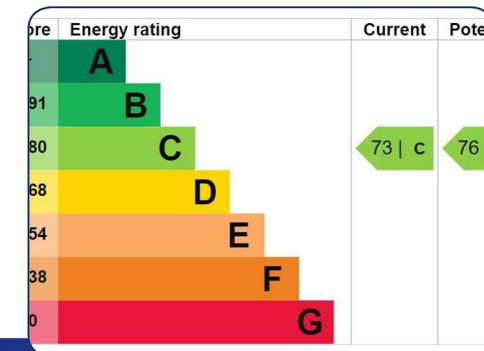
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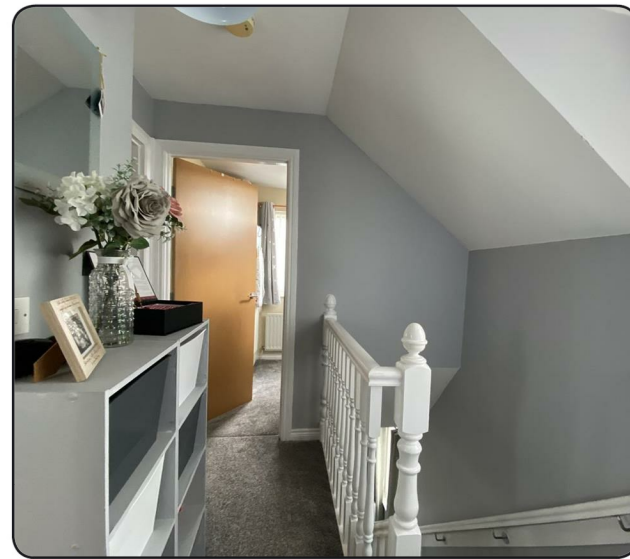
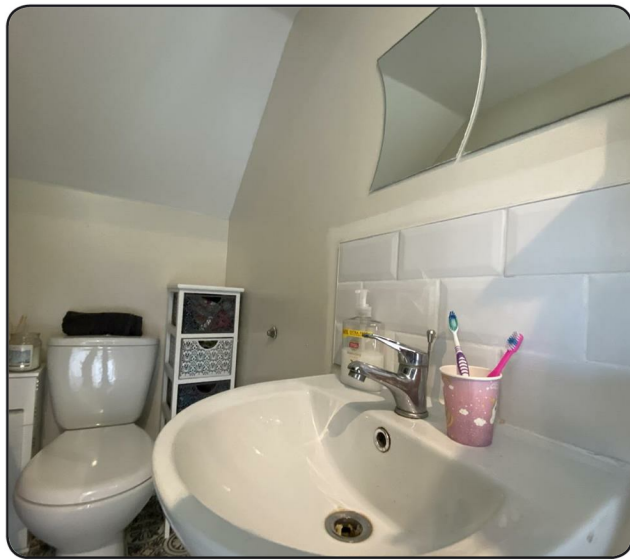


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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (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.

[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)





**ACCOMMODATION**

**VESTIBULE PORCH**

Having tiled floor.

**LOUNGE**

15'2" x 14'11" wp (4.62m x 4.55m wp)

Having laminated wooden floor.

**KITCHEN / DINING AREA**

15'2" x 8'9" (4.62m x 2.67m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, space for fridge / freezer, plumbed for washing machine, recessed lighting, laminated wooden floor, dining space, patio doors leading to rear.

**GUEST WHB & WC**

**FIRST FLOOR**

**LANDING**

Having cupboard.

**MASTER BEDROOM**

13'11" x 8'8" wp (4.24m x 2.64m wp)

**EN-SUITE**

Comprising walk in shower with PVC cladding to walls, whb and wc.

**BEDROOM 2**

10'3" x 7'7" wp (3.12m x 2.31m wp)

**BEDROOM 3**

7'7" x 6'8" (2.31m x 2.03m)

**BATHROOM**

Comprising bath with tiling around, whb and wc.

**EXTERIOR FEATURES**

Lawn to front bordered by fence.

Artificial lawn to rear enclosed by fence and gate.

Shed having light and power points.

Tarmac driveway.

**ESTIMATED ANNUAL RATES**

£919.32 (OCT 2021)

