

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£110,000

FOR SALE



91 Marianus Park, Derry, BT48 0QT

VIEWING STRICTLY BY APPOINTMENT ONLY

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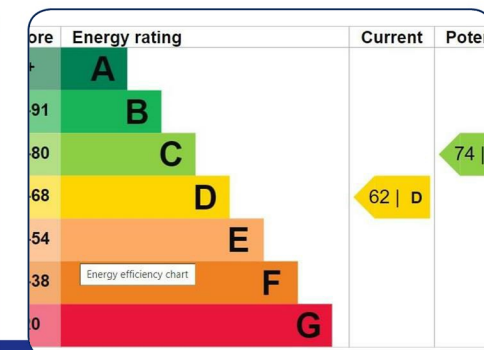
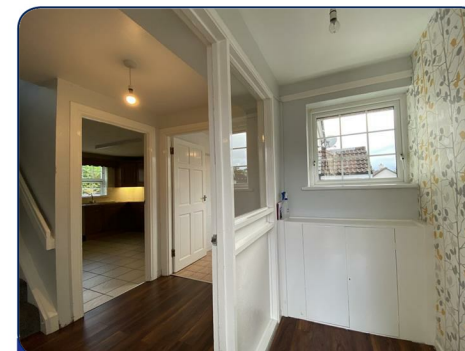
- MID TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- BLINDS INCLUDED IN SALE
- LAWN TO REAR
- EPC RATING - D

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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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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

PORCH

Having laminated wooden floor.

HALLWAY

Having laminated wooden floor.

SHOWER ROOM

Comprising walk in electric shower, whb and wc, fully tiled walls and floor.

LOUNGE

17'11" x 11' wp (5.46m x 3.35m wp)

Having attractive fireplace and laminated wooden floor.

KITCHEN / DINING AREA

12'11" x 11'8" (3.94m x 3.56m)

Having range of eye and low level units, tiling between units, matching pelmet over window, corner extractor canopy, plumbed for washing machine, space for fridge / freezer, tiled floor.

REAR HALLWAY

Having tiled floor.

FIRST FLOOR

LANDING

Having hotpress and storage cupboards.

BEDROOM 1

11'11" x 10'10" (3.63m x 3.30m)

Having laminated wooden floor.

BEDROOM 2

11'11" x 8'9" (3.63m x 2.67m)

BEDROOM 3

11'1" x 6'10" (3.38m x 2.08m)

Having laminated wooden floor.

BATHROOM

Comprising bath, whb and wc.

EXTERIOR FEATURES

Lawn to rear enclosed by fence.

ESTIMATED ANNUAL RATES

