

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£99,950

FOR SALE



2 Charlotte Crescent, Derry, BT48 7LJ

- MID TERRACE HOUSE
- 2 BEDROOMS / 2 RECEPTIONS
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING -

VIEWING STRICTLY BY APPOINTMENT ONLY

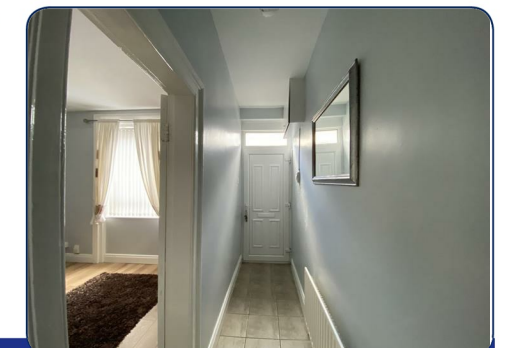
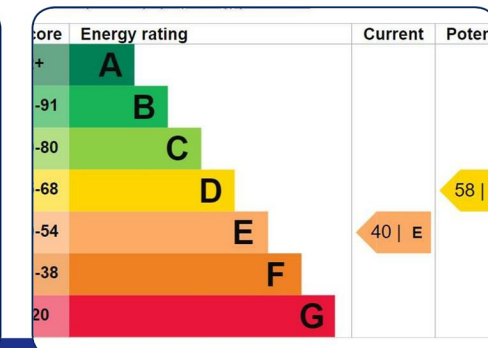
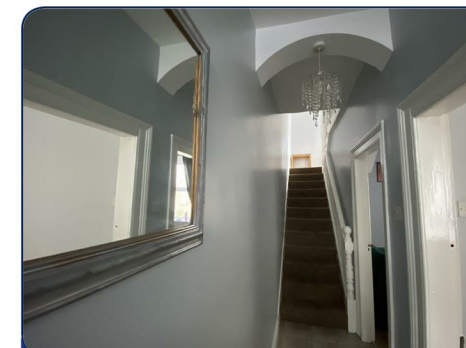
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having tiled floor.

SITTING ROOM

11'11" x 9'9" (3.63m x 2.97m)

Having laminated wooden floor.

LOUNGE

11'5" x 10'9" (3.48m x 3.28m)

Having fireplace, understairs storage and laminated wooden floor.

KITCHEN

15'2" x 6'6" (4.62m x 1.98m)

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, plumbed for washing machine, tiled floor.

FIRST FLOOR

BEDROOM 1

14'9" x 9'10" (4.50m x 3.00m)

BEDROOM 2

10'6" x 9'4" (3.20m x 2.84m)

BATHROOM

Comprising bath with electric shower over, whb and wc, fully tiled walls and floor.

EXTERIOR FEATURES

Yard to rear with shed.

Access to mews lane.

ESTIMATED ANNUAL RATES

£774.16 (NOV 2021)

