

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£110,000

FOR SALE



19 Elmwood Road, Derry, BT48 9JA

VIEWING STRICTLY BY APPOINTMENT ONLY

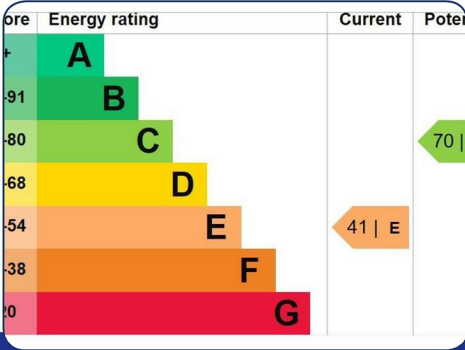
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- MID TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS TO FRONT
- CARPETS INCLUDED IN SALE
- EPC RATING -

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

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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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

15' x 10'8" (4.57m x 3.25m)

Having attractive fireplace with tiled inset and hearth, ceiling cornicing, semi-solid wooden floor.

KITCHEN

12'5" x 8'4" (3.78m x 2.54m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit, hob, underoven, stainless steel extractor hood, plumbed for washing machine, tiled floor.

REAR HALLWAY

Having hotpress, tiled floor.

FIRST FLOOR

BEDROOM 1

12' x 8'4" (3.66m x 2.54m)

BEDROOM 2

11'6" x 9'7" (3.51m x 2.92m)

BEDROOM 3

9'1" x 7'10" wp (2.77m x 2.39m wp)

Having built in wardrobe.

SHOWER ROOM

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

EXTERIOR FEATURES

Neat lawn to front bordered by wall and gate.

* please note a few plants to be removed from the garden *

Concrete yard to rear with burner store.

Shed with oil tank.

Enclosed to rear.

ESTIMATED ANNUAL RATES

£725.78 (MARCH 2022)

