

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£185,000

FOR SALE



73 Marlborough Street, Derry, BT48 9AX

VIEWING STRICTLY BY APPOINTMENT ONLY

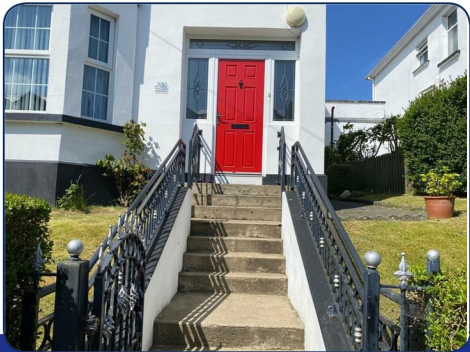
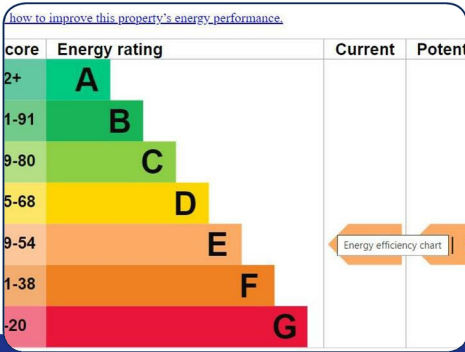
Agent:



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.
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.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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.

- SEMI DETACHED HOUSE
- 3 BEDROOMS / 2 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- OAK INTERNAL DOORS
- EPC RATING -



www.danielhenry.co.uk
www.propertypal.com



ACCOMMODATION

HALLWAY

Having understairs storage.

LOUNGE

14'9" x 13'4" into bay (4.50m x 4.06m into bay)

Having magnificent ornamental fireplace with electric inset, ceiling cornicing and centre rose, semi-solid wooden floor.

FAMILY ROOM

9'11"x 8'9" (3.02mx 2.67m)

Having ceiling cornicing and centre rose, laminated wooden floor, open plan to Kitchen.

KITCHEN

12'5" x 9'4" (3.78m x 2.84m)

Having range of eye and low level units, stainless steel sink unit set in granite worktop with matching splashback, extractor canopy, cooker, plumbed for washing machine, integrated fridge/freezer and dishwasher, dining space, recessed lighting, tiled floor.

FIRST FLOOR

BEDROOM 1

15'1" x 9'5" (widest points) (4.60m x 2.87m (widest points))

Having range of built in wardrobes, bed space with side lockers and cupboards over.

BEDROOM 2

10'11" x 9'6" wp (3.33m x 2.90m wp)

Having wall to wall built in wardrobes, hotpress.

BEDROOM 3

9'6" x 9'1" (2.90m x 2.77m)

Having built in wardrobes and shelving.

SHOWER ROOM

Comprising walk in electric shower, whb set in vanity unit, wc, fully tiled walls and floor, chrome radiator, recessed lighting.

EXTERIOR FEATURES

Neat lawn to front and side bordered by hedge.

Enclosed concrete yard to rear leading to raised lawn.

Fuel store with condensing burner.

Garden shed.

ESTIMATED ANNUAL RATES

£1034.57 (MAY 2022)

