

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£105,000

FOR SALE



207 Glenowen Park, Derry, BT48 0LJ

- MID TERRACE
- 3 BEDROOMS / 1 RECEPTION
- SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING -

VIEWING STRICTLY BY APPOINTMENT ONLY

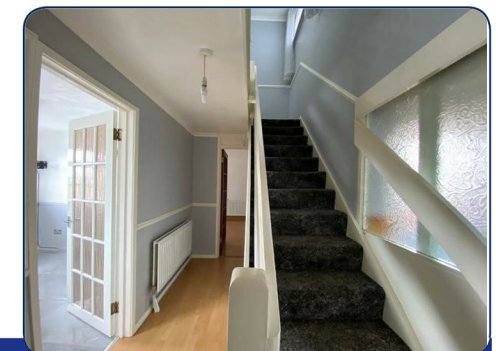
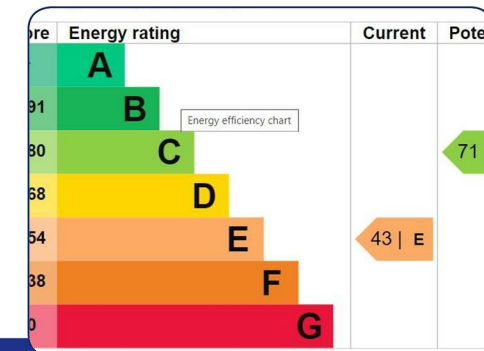
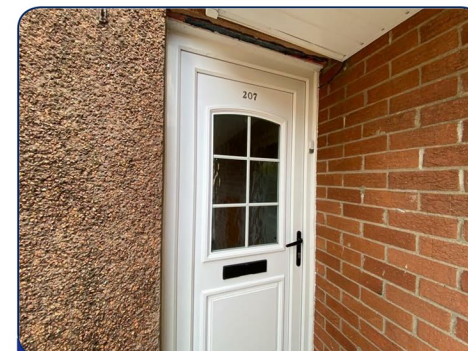
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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that 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.

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THE PROPERTY COMPRISES:

ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having ceiling cornicing, laminated wooden floor, boiler room off.

LOUNGE

15'3" x 10'8" (4.65m x 3.25m)

Having French doors and laminated wooden floor.

KITCHEN / DINING AREA

17'9" x 9'5" (5.41m x 2.87m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, integrated fridge / freezer and washing machine, ample dining space, tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

15' x 9'7" wp (4.57m x 2.92m wp)

Having built in wardrobe.

BEDROOM 2

10'9" x 9'4" (3.28m x 2.84m)

Having built in wardrobes with sliding mirrored doors.

BEDROOM 3

8'9" x 7'9" (2.67m x 2.36m)

BATHROOM

Comprising bath with electric shower over, shower screen, whb set in vanity unit, wc, tiled walls and floor.

EXTERIOR FEATURES

Concrete yard to rear

ESTIMATED ANNUAL RATES

£763.61 (MAY 2022)

