

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£120,000

FOR SALE



13 Barry Street, Derry, BT48 7PJ

VIEWING STRICTLY BY APPOINTMENT ONLY

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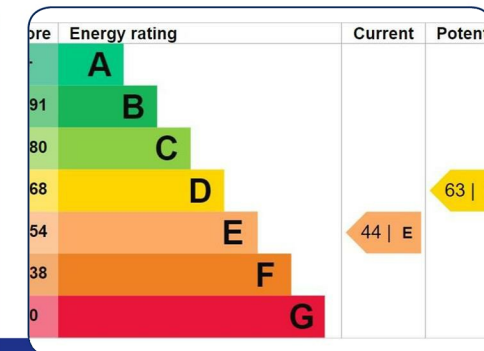
- MID TERRACE HOUSE
- 3 BEDROOMS / 2 RECEPTIONS / 2 BATHROOMS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- CARPETS INCLUDED IN SALE
- YARD TO REAR
- EPC RATING - E

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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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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 laminated wooden floor.

LOUNGE

11'2" x 10'10" wp (3.40m x 3.30m wp)

Having laminated wooden floor.

FAMILY ROOM

9'11" x 9'10" (3.02m x 3.00m)

Having understairs storage and laminated wooden floor.

KITCHEN / DINING AREA

15'9" x 8'4" (4.80m x 2.54m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, integrated hob and underoven, space for fridge / freezer, plumbed for washing machine, recessed lighting.

REAR HALLWAY

Having cloakscupboard.

BATHROOM

Comprising bath with shower attachment to taps, whb and wc, extractor fan, partly tiled walls, tiled floor.

FIRST FLOOR

BEDROOM 1

13'4" x 8'5" (4.06m x 2.57m)

Having laminated wooden floor.

BEDROOM 2

14'6" x 11'1" wp (4.42m x 3.38m wp)

Having laminated wooden floor.

BEDROOM 3

9'11" x 8' wp (3.02m x 2.44m wp)

Having laminated wooden floor.

SHOWER ROOM

Comprising fully tiled walk in electric shower with PVC cladding, whb with PVC cladding around, wc, extractor fan.

EXTERIOR FEATURES

Concrete yard to rear.

Access to mews.

Outside light and tap.

ESTIMATED ANNUAL RATES

£936.04 (MAY 2022)

