

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£75,000

FOR SALE



3 Gortfoyle Place, Derry, BT47 6AJ

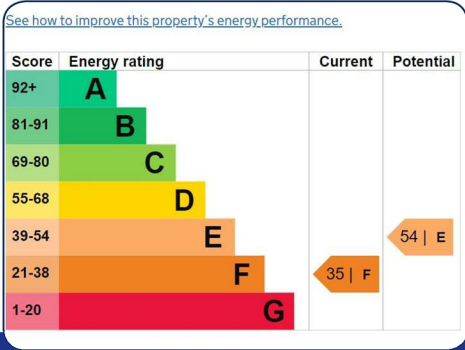
- MID TERRACE
- GAS HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT AND REAR DOORS
- CARPETS AND BLINDS INCLUDED IN SALE
- YARD TO REAR

VIEWING STRICTLY BY APPOINTMENT ONLY

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- 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.
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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:

VESTIBULE PORCH

Tiled floor

LOUNGE/KITCHEN

13'6" x 19'2" wp (4.11m x 5.84m wp)

Attractive fireplace; laminate wooden floor in lounge area; eye and low level units; tiling between units; single drainer stainless steel sink unit with mixer taps; plumbed for washing machine; space for fridge freezer; integrated hob and under oven; extractor fan; tiled floor.

REAR HALLWAY

With storage cupboard

SHOWER ROOM

Fully tiled walk in shower; wash hand basin and WC; fully tiled walls; tiled floor

FIRST FLOOR

BEDROOM 1

8'6" x 13'6" wp (2.59m x 4.11m wp)

BEDROOM 2

10'5" x 11'1" wp (3.18m x 3.38m wp)

Built in wardrobe

EXTERIOR FEATURES

Concrete yard to rear

ESTIMATED ANNUAL RATES

£453.24 (June 2022)

