

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£90,000

FOR SALE



36 Cashel Hill Park, Derry, BT48 8LS

VIEWING STRICTLY BY APPOINTMENT ONLY

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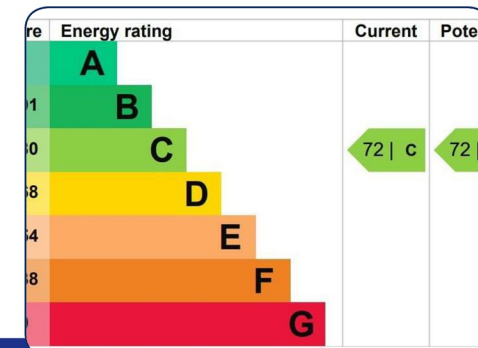
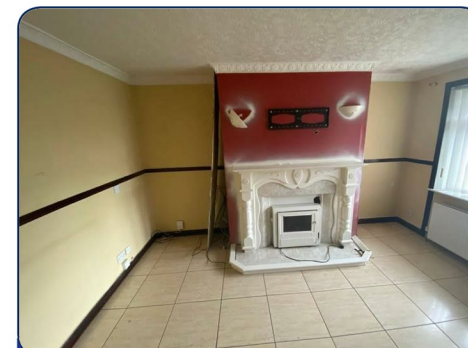
- END TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- EPC RATING - C
- SOLD AS SEEN



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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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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

HALLWAY

Having tiled floor.

DOWNSTAIRS WHB & WC

Having tiling around whb, wc.

LOUNGE

13'5" x 11'9" wp (4.09m x 3.58m wp)

Having fireplace and tiled floor.

KITCHEN / DINING AREA

17'11" x 9'10" (5.46m x 3.00m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, space for fridge / freezer, plumbed for washing machine, space for tumble dryer, piped for range cooker, storage cupboard, tiled floor.

FIRST FLOOR

LANDING

Having storage cupboard.

BEDROOM 1

12'5" x 11'9" wp (3.78m x 3.58m wp)

Having built in wardrobe and storage cupboard.

BEDROOM 2

11'9" x 11'5" (3.58m x 3.48m)

Having built in wardrobe.

BEDROOM 3

8'9" x 7'5" (2.67m x 2.26m)

BATHROOM

Comprising bath with shower attachment to taps, whb and wc, fully tiled walls, tiled floor.

EXTERIOR FEATURES

Garden to front.

Paved area to rear enclosed by fence.

ESTIMATED ANNUAL RATES

£714.34 (JUNE 2022)

