

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**Daniel**  
**Henry**  
ESTATE AGENTS

£70,000

FOR SALE



3 Northland Villas, Derry, BT48 0DL

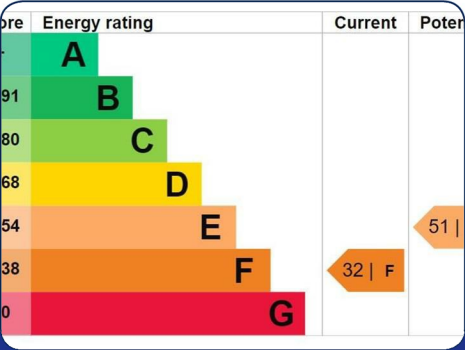
- MID TERRACE HOUSE
- 3 BEDROOMS / 2 RECEPTIONS
- PROVISION FOR OIL FIRED CENTRAL HEATING
- IN NEED OF REPAIR
- SOLD AS SEEN
- EPC RATING - F

VIEWING STRICTLY BY APPOINTMENT ONLY

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www.danielhenry.co.uk

**Daniel**  
**Henry**  
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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.
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  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 tiled floor.

LOUNGE

13'5" x 11'4" (4.09m x 3.45m)  
Having fireplace and laminated wooden floor.

FAMILY ROOM

11' x 10'6" (3.35m x 3.20m)  
Having understairs storage and laminated wooden floor.

KITCHEN

11' x 7'7" (3.35m x 2.31m)  
Having eye and low level units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, integrated hob and underoven, tiled floor.

REAR HALLWAY

Having tiled floor.

SHOWER ROOM

Comprising walk in electric shower with PVC cladding to walls, whb and wc, partly tiled walls, tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

15'7" x 7'8" (4.75m x 2.34m )  
Having built in wardrobe.

BEDROOM 2

13'7" x 9'10" into wardrobe (4.14m x 3.00m into wardrobe)  
Having built in furniture.

BEDROOM 3

10'6" x 9'1" (3.20m x 2.77m)  
Having built in furniture.

EXTERIOR FEATURES

Yard to rear.  
Outside tap.  
Access to mews.

ESTIMATED ANNUAL RATES

£911.40 (JULY 2022)

