

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel Henry
ESTATE AGENTS

£110,000

FOR SALE



9 Dereen Drive, Derry, BT47 6UZ

- END TERRACE HOUSE*
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT AND BACK DOORS
- OIL FIRED AND SOLID FUEL HEATING
- CARPETS AND BLINDS IN SALE
- LAWNS- FRONT SIDE AND REAR
- EPC RATING-

VIEWING STRICTLY BY APPOINTMENT ONLY

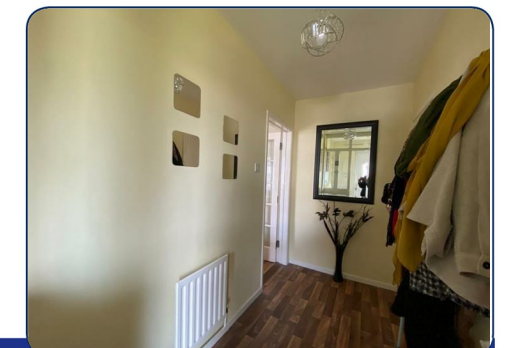
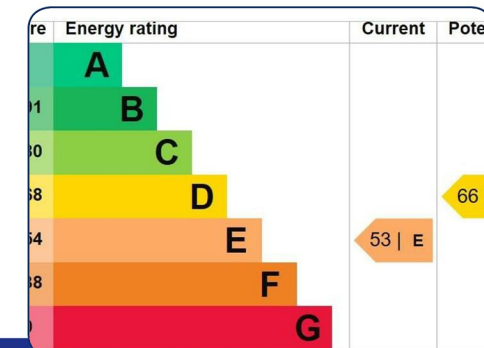
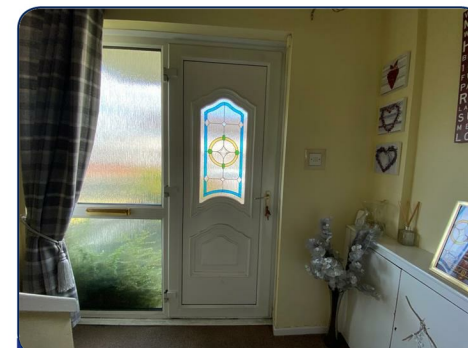
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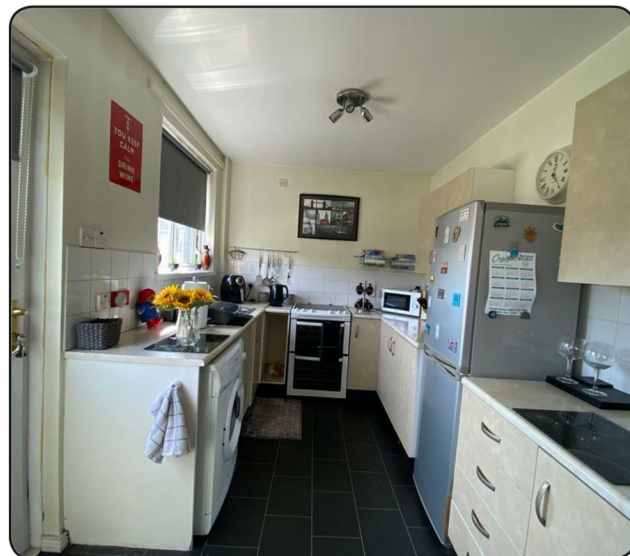
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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (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.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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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ACCOMMODATION

VESTIBULE

HALLWAY

Having understair storage, glazed door to lounge

LOUNGE

21'10" x 11'9" (to widest points) (6.65m x 3.58m (to widest points))
Having fireplace with 'Parkray' Stove, laminated wooden floor. Archway to kitchen.

KITCHEN

11'4" x 7'8" (3.45m x 2.34m)
Having eye and low level units, single drainer stainless steel sink unit, wired for cooker, plumbed for washing machine, space for fridge freezer, tiling between units.

FIRST FLOOR

LANDING

Having hotpress

BEDROOM (1)

12'10" x 8'8" (3.91m x 2.64m)

BEDROOM (2)

9' x 7'8" (2.74m x 2.34m)
Having built in wardrobe, laminated wooden floor

BEDROOM (3)

8'5" x 8'4" (2.57m x 2.54m)
Having built in wardrobe

BATHROOM

Comprising bath, WHB, part tiling around bath

Separate WC

EXTERIOR

Neat lawns to front, side and rear.
Enclosed to rear by fence and gate.

ESTIMATED ANNUAL RATES

£615.81 (AUG 2022)