

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£97,950

FOR SALE



15 Miller Street, Derry, BT48 6SU

VIEWING STRICTLY BY APPOINTMENT ONLY

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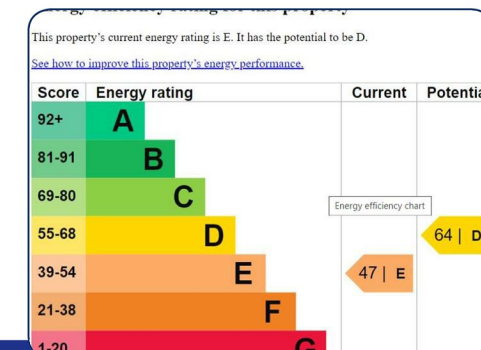
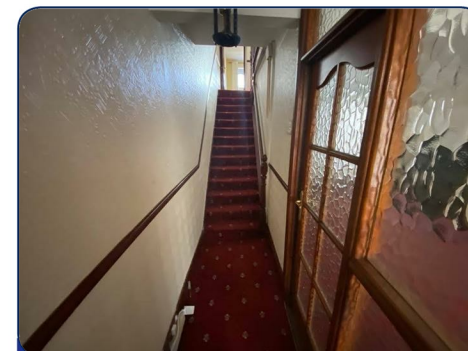
- MID TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CONCRETE YARD TO REAR
- EPC RATING -

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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

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having glazed door leading to Lounge.

LOUNGE / DINING AREA

22'9" x 11'11" (6.93m x 3.63m)

Having fireplace, wall light points.

KITCHEN

11'9" x 9'2" (3.58m x 2.79m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine and dishwasher, wired for cooker, tiled floor.

REAR HALLWAY

Having storage cupboard.

SHOWER ROOM

Comprising walk in shower, whb and wc, fully tiled walls and floor.

FIRST FLOOR

LANDING

BEDROOM 1

15'2" x 11'3" wp (4.62m x 3.43m wp)

BEDROOM 2

10'11" x 9' (3.33m x 2.74m)

BEDROOM 3

9'10" x 9'2" (3.00m x 2.79m)

BATHROOM

Comprising bath, whb and wc, fully tiled walls and floor.

EXTERIOR FEATURES

Concrete yard to rear.

ESTIMATED ANNUAL RATES

£788.24 (SEPT 2022)

