

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£110,000

FOR SALE



22 Lower Nassau Street, Derry, BT48 0ES

- MID TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING - E
- CONCRETE YARD TO REAR WITH ACCESS

VIEWING STRICTLY BY APPOINTMENT ONLY

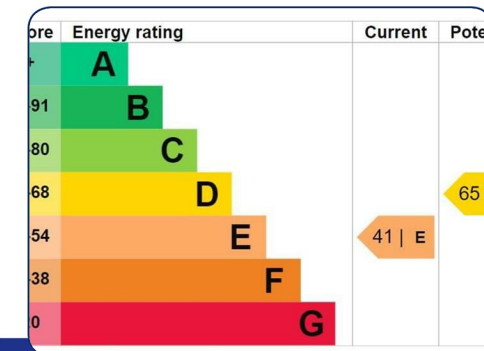
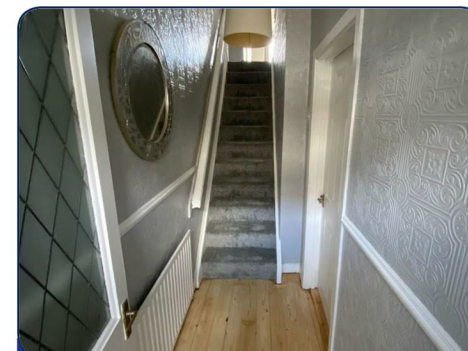
Agent: Daniel Henry (Cityside)
34 Spencer Road, Londonderry BT47 6AA
Tel. 028 7134 7539
cityside@danielhenry.co.uk
www.danielhenry.co.uk

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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 wooden floor.

LOUNGE / DINING AREA

21' x 11' (6.40m x 3.35m)

Having understairs storage, telephone point and wooden floor.

KITCHEN

12'10" x 8'4" (3.91m x 2.54m)

Having 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, space for cooker, extractor fan, space for tumble dryer, breakfast bar, tiled floor.

FIRST FLOOR

BEDROOM 1

12'2" x 10'7" (3.71m x 3.23m)

Having hotpress and built in wardrobe.

BEDROOM 2

11'2" x 8'3" wp (3.40m x 2.51m wp)

Having laminated wooden floor.

BEDROOM 3

10'3" x 7'10" (3.12m x 2.39m)

BATHROOM

Comprising bath with electric shower over and tiling around, whb and wc partly panelled walls, extractor fan.

EXTERIOR FEATURES

Yard to rear with access to mews.

Paved patio area to rear.

Fuel store with light.

Outside light and tap.

ESTIMATED ANNUAL RATES

£812.87 (OCT 2022)

