

£225,000



FOR SALE

20 West End Park, Derry, BT48 9JF

- MID TERRACE HOUSE
- PRESENTLY DIVIDED INTO 3 FLATS
- PVC DOUBLE GLAZED WINDOWS
- OIL FIRED CENTRAL HEATING
- CLOSE TO CITY CENTRE
- GOOD RENTAL INCOME
- YARD TO REAR.

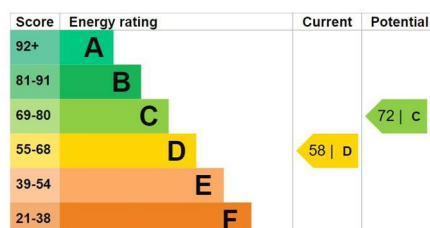
This property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy performance.](#)



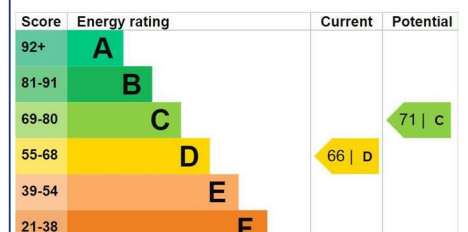
This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



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This property is presently divided into 3 apartments.

GROUND FLOOR

1 X 1 BED APARTMENT

Lounge / Kitchen Area

Bedroom

Shower Room

ESTIMATED ANNUAL RATES

£512.36 (OCT 2022)

FIRST FLOOR

2 X 2 BED APARTMENTS

Lounge / Kitchen Area

Bedroom 1

Bedroom 2

Shower Room

ESTIMATED ANNUAL RATES

£532.06 (OCT 2022)

ESTIMATED ANNUAL RATES

£482.80 (OCT 2022)

Agent: Daniel Henry (Cityside)

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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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