

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£125,000



FOR SALE

58 Drumleck Drive, Derry, BT48 8EN

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

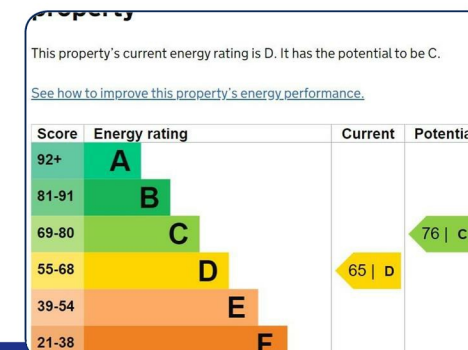


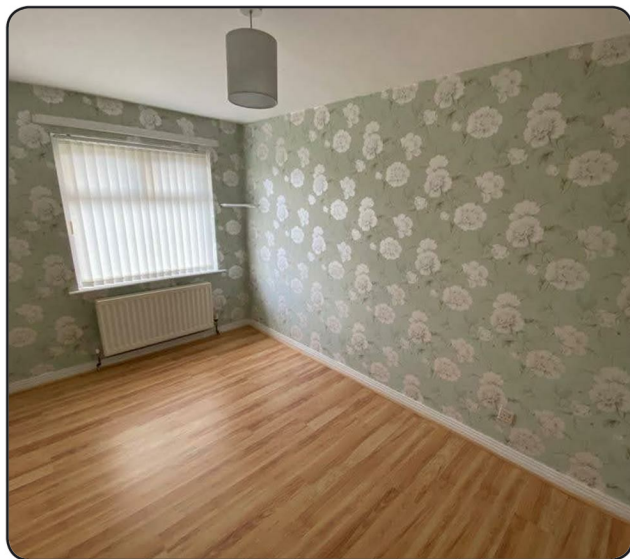
- MID TERRACE HOUSE
- 4 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- CARPETS & BLINDS INCLUDED IN SALE
- CLOSE TO ALL AMENITIES
- EPC RATING - D

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.
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

HALLWAY

Having wooden floor.

LOUNGE

15' x 10'9" (4.57m x 3.28m)

Having attractive fireplace with matching overmantle.

KITCHEN / DINING AREA

15'11" x 8'1" (4.85m x 2.46m)

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, space for cooker, extractor hood, space for fridge / freezer, plumbed for washing machine, hotpress, partly tiled walls.

REAR HALLWAY

Having store off.

WET ROOM

Comprising electric shower, whb and wc, extractor fan, fully tiled walls.

FIRST FLOOR

LANDING

BEDROOM 1

16'8" x 9'2" (5.08m x 2.79m)

Having built in wardrobes and laminated wooden floor.

BEDROOM 2

12'3" x 8'1" (3.73m x 2.46m)

Having built in wardrobe and laminated wooden floor.

BEDROOM 3

12'1" x 7'8" (3.68m x 2.34m)

Having laminated wooden floor.

BEDROOM 4

9'10" x 9'6" (3.00m x 2.90m)

Having built in wardrobes and laminated wooden floor.

BATHROOM

Comprising bath, whb and wc, partly tiled walls.

EXTERIOR FEATURES

Pebbled area to front enclosed by wall and gate.

Garden to rear enclosed by fence.

Access to mews.

Outside light and tap.

Shed with light and power points.

ESTIMATED ANNUAL RATES

£837.51 (NOV 2022)

