

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**

**Daniel Henry**  
ESTATE AGENTS

£155,000

**FOR SALE**



**23 Greenhaw Road, Derry, BT48 7RZ**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

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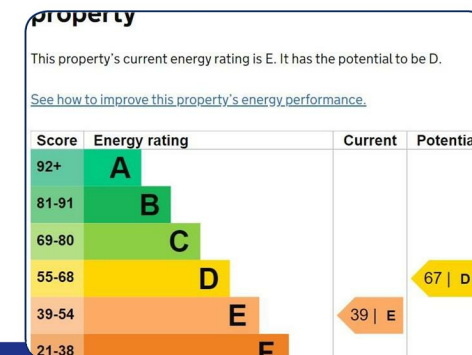
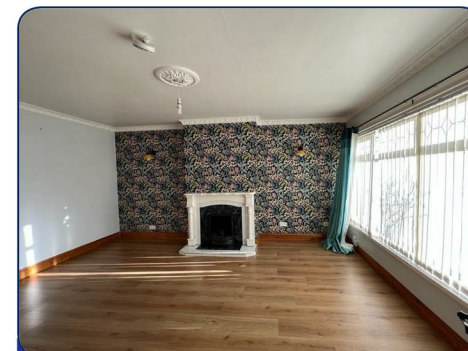
- SEMI DETACHED BUNGALOW
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- GARAGE
- EPC RATING - E



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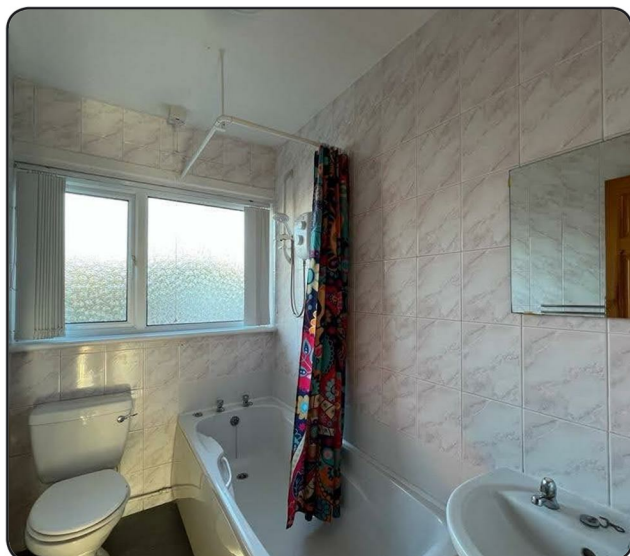
1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given 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

### HALLWAY

Having ceiling cornicing and laminated wooden floor.

### LOUNGE

16'2" x 12'8" (4.93m x 3.86m)

Having ceiling cornicing, fireplace, laminated wooden floor.

### KITCHEN

11'2" x 10'7" (3.40m x 3.23m)

Having range of eye and low level units, tiling between units, glazed display cupboards, hob and underoven, extractor hood, space for fridge, wooden floor.

### BEDROOM 1

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

### BEDROOM 2

10'11" x 7'11" wp (3.33m x 2.41m wp)

Having built in wardrobe.

### BEDROOM 3

8'5" x 7'10" (2.57m x 2.39m)

### BATHROOM

Comprising bath with electric shower over, whb and wc, tiled walls.

### EXTERIOR FEATURES

Neat lawn to front.

Enclosed yard to rear.

Tarmac driveway.

### GARAGE

Having double doors.

### ESTIMATED ANNUAL RATES

£1034.57 (NOV 2022)